



CITY OF MIAMI SPRINGS, FLORIDA

Mayor Billy Bain

Vice Mayor Mara Zapata, Ph.D.
Councilwoman Maria Puente Mitchell

Councilman Bob Best
Councilman Jaime Petralanda

Decorum: "Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the City Council, shall be barred from further audience before the City Council by the Mayor, unless permission to continue or again address the City Council is granted by the majority vote of the City Council members present. In accordance with the foregoing, the City Council has determined that racial or ethnic slurs, personal attacks and comments unrelated to City matters or issues constitute prohibited comments from the podium."

CITY COUNCIL REGULAR MEETING AGENDA **Monday, June 11, 2018 – 7:00 p.m.** **City Hall, Council Chambers, 201 Westward Drive**

1. Call to Order/Roll Call

2. Invocation: Mayor Bain

Salute to the Flag: Audience will lead the Pledge of Allegiance and Salute to the Flag

3. Agenda / Order of Business

4. Awards & Presentations:

A) Certificates of Recognition to the Miami Springs High School 1st Team Miami Herald All County Athletes: Gabi Cimino, Girls Soccer; Elizabeth Vizcano, Girls Soccer; Mallory Mitnick, Softball; Carlos Rey, Baseball; and Angela Moon, Miami Herald 2018 Female Scholar Athlete of the Year by Dade Schools Athletic Foundation

5. Open Forum: Persons wishing to speak on items of general city business, please sign the register located on the speaker's stand before the meeting begins. This portion of the meeting also includes any pre-screened video submittals. *The purpose of Open Forum is to encourage residents and members of the public to address their concerns and make comments on any item. The City Council will not enter into a dialogue at this time. City staff will gladly address any question, issue, and/or comment after the meeting. The Mayor is the presiding officer of all Council meetings and shall conduct the meetings accordingly.*

6. Approval of Council Minutes:

A) May 29, 2018 – Regular Meeting

7. Reports from Boards & Commissions: None.

8. Public Hearings: None.

9. Consent Agenda: (Funded and/or Budgeted) None.

10. Old Business:

- A) Update on the Boat Ramp cost estimate

11. New Business:

A) **Ordinance – First Reading** – An Ordinance Of The City Of Miami Springs, Florida, Approving An Amendment To The Text Of The City Of Miami Springs Comprehensive Plan Future Land Use Element For A Portion Of The Central Business District By Creating The Miami Springs Gateway Overlay District; Providing For Enhanced Building Requirements; Approving A Small Scale Amendment To The City's Future Land Use Map In Furtherance Hereof; Providing For Implementation; Providing Of Incorporation Into The Comprehensive Plan; Providing For Severability; Providing For Conflicts; And Providing For An Effective Date

B) **Ordinance – First Reading** – An Ordinance Of The City Of Miami Springs, Florida, Amending Chapter 150 Of The City's Code Of Ordinances By Creating Section 150.070.1, "Miami Springs Overlay Gateway District"; Providing For Regulations Consistent With The City Of Miami Springs Comprehensive Plan; Providing For Implementation; Providing Of Incorporation Into The Code; Providing For Severability; Providing For Conflicts; And Providing For An Effective Date

C) Approval of the Fourth Amendment with Meridian Management, LLC to extend the agreement to December 21, 2019

12. Other Business:

A) Request by Councilwoman Mitchell for Council to consider a resolution supporting the circle crosswalk

13. Reports & Recommendations:

- A) City Attorney
- B) City Manager
- C) City Council

14. Adjourn

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Anyone wishing to obtain a copy of an agenda item may contact the City Clerk at (305) 805-5006, download the complete agenda packet from www.miamisprings-fl.gov or view the materials at City Hall during regular business hours.

Pursuant to Florida Statute 286.0114, the City Council provides the public with a reasonable opportunity to be heard on all matters.

If any person decides to appeal any decision of this Board with respect to any matter considered, s/he will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made (F. S. 286.0105), all of which the City does not provide.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the City Clerk, 201 Westward Drive, Miami Springs, Florida 33166. Telephone: (305) 805-5006, no later than seven (7) days prior to the proceeding.

Pursuant to Sec. 2-11.1 (S) of the Miami-Dade County Code and Miami Springs Code of Ordinances Chapter 33 - §33-20, all persons, firms or corporations employed or retained by a principal who seeks to encourage the passage, defeat, or modifications of (1) ordinance, resolution, action or decision of the City Council; (2) any action, decision, recommendation of any City Board or Committee; or (3) any action, decision or recommendation of City personnel during the time period of the entire decision-making process on such action, decision or recommendation which will be heard or reviewed by the City Council, or a City Board or Committee shall register with the City before engaging in any lobbying activities on forms prepared for this purpose and shall state under oath his or her name, business address, the name and business address of each person or entity which has employed said registrant to lobby, and the specific issue on which he or she has been employed to lobby. A copy of the lobbyist registration form is available from the Office of the City Clerk.



City of Miami Springs, Florida

City Council Meeting
Regular Meeting Minutes
Monday, May 29, 2018 7:00 p.m.
Council Chambers at City Hall
201 Westward Drive, Miami Springs, Florida

1. **Call to Order/Roll Call:** The meeting was called to order by the Mayor at 7:00 p.m.

Present were the following:

Mayor Billy Bain
Vice Mayor Mara Zapata, Ph.D.
Councilman Bob Best
Councilwoman Maria Puente Mitchell
Councilman Jaime A. Petralanda

City Manager/Finance Director William Alonso
City Clerk Erika Gonzalez-Santamaria
City Attorney Dan Espino
City Attorney Haydee Sera
Assistant City Manager Tammy Romero
Police Chief Armando Guzman
Recreation Director Omar Luna
Professional Services Specialist Tammy Key

2. **Invocation:** Offered by Councilman Best
Salute to the Flag: The Audience led the Pledge of Allegiance and Salute to the Flag
3. **Agenda / Order of Business:** None at this time.
4. **Awards & Presentations:**

A) Presentation of Certificates of Achievement to the contest winners that was held on April 25th and April 29th by the Miami Springs-Virginia Gardens Optimist Club Oratorical Contest – Andrew Lazara, Reina Suarez, and Grethel Aguila; Students will recite their winning speeches

Mayor Bain requested that each of the award winners recite their speeches for the Council and the public. He then presented Ms. Reina Suarez, Ms. Grethel Aguila, and Mr. Andrew Lazara with Certificates of Achievement and recognized their accomplishments.

B) Yard of the Month Award – June 2018 – William and Ilene Bryson – 130 Sunset Way

Mayor Bain presented Mrs. Bryson with the yard of the month award for June. Mrs. Bryson was present to receive the award and thanked the Mayor and Council for the recognition.

5. Open Forum: The following members of the public addressed the City Council: Kahnee Rodriguez, 649 Eastward Drive; Genevieve Steffen 1450 LaBaron Drive

6. Approval of Council Minutes:

A) May 14, 2018 – Regular Meeting

Councilman Best moved to approve the minutes of May 14, 2018. Councilman Petralanda seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Zapata, Councilman Best, Councilwoman Mitchell, Councilman Petralanda and Mayor Bain voting Yes.

7. Reports from Boards & Commissions: None at this time.

8. Public Hearings: None at this time.

9. Consent Agenda: (Funded and/or Budgeted)

A) **Resolution** – A Resolution Of The Mayor And The City Council Of The City Of Miami Springs, Florida, Approving A Lease Extension Between The City Of Miami Springs And Charles Delongchamp For A Police Department Substation At 274 Westward Drive; Providing For Implementation; And Providing For An Effective Date

City Manager William Alonso read the Resolution by title.

Vice Mayor Zapata moved to approve the Consent Agenda item. Councilman Best seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Zapata, Councilman Best, Councilwoman Mitchell, Councilman Petralanda and Mayor Bain voting Yes.

10. Old Business: None at this time.

11. New Business:

A) **Resolution** – A Resolution Of The Mayor And The City Council Of The City Of Miami Springs, Florida, Urging The Florida State Legislature To Adopt Legislation Requiring Carbon Monoxide Detectors In Schools; Providing For Transmittal; And Providing For An Effective Date

City Manager William Alonso read the Resolution by title.

Councilwoman Mitchell moved to approve Resolution as read. Councilman

Petralanda seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Zapata, Councilman Best, Councilwoman Mitchell, Councilman Petralanda and Mayor Bain voting Yes.

B) Resolution – A Resolution Of The Mayor And The City Council Of The City Of Miami Springs, Florida, Approving A Memorandum Of Understanding With The Florida International University Board Of Trustees On Behalf Of Florida International University For Law Enforcement Resources Assistance; Providing For Authorization; Providing For Implementation; And Providing For An Effective Date

City Manager William Alonso read the Resolution by title.

Councilman Best moved to approve Resolution as read. Councilman Petralanda seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Zapata, Councilman Best, Councilwoman Mitchell, Councilman Petralanda and Mayor Bain voting Yes.

12. Other Business:

A) Councilwoman Mitchell discussion on traffic calming devices at key City areas affected by speeding

Councilwoman Mitchell expressed the need of traffic calming devices in various areas of the City. She explained that she has researches on the matter by reaching out to various agencies. She explained that traffic studies are needed in order to implement the calming devices. She expressed the importance of putting away a small amount of funding during each budget cycle toward areas that are in much need of traffic calming. Councilwoman Mitchell suggested that a board of residents, or an appointed advisory board, can identify each year the areas that need attention for these calming devices. Conversation ensued among Council. She encouraged the rest of City Council to consider some funding during the budget process for these much needed traffic devices. It was the general consensus of the City Council to revisit this item during the budget process.

B) Discussion on possible Dog Park at Regan Park

City Manager William Alonso read the staff memo for the record. Nery Owens, 169 Corydon Drive, spoke the item. Tammy Key, Professional Services Specialist, addressed the City Council's questions. There was general consensus from the Mayor and the City Council that more options be explored as to what the City can do with the funds from the Realtor's Association grant.

C) Request to schedule a Special Meeting to discuss the City's "gateway" entrance at the incoming/outgoing bridge

City Manager William Alonso read the staff memo for the record. The City Attorney explained that the best way to have an open discussion on the matter is to conduct a

special meeting. He stated that the special meeting will determine and address the specific needs of the Council and the public for the proposed comprehensive plan amendment.

Councilman Best moved to approve the Special Meeting for Monday, June 4th at 7:00 p.m. Vice Mayor Zapata seconded the motion, which carried 5-0 on roll call vote. The vote was as follows: Vice Mayor Zapata, Councilman Best, Councilwoman Mitchell, Councilman Petralanda and Mayor Bain voting Yes.

13. Reports & Recommendations:

A) City Attorney

City Attorney had no report at this time.

B) City Manager

City Manager William Alonso thanked Councilman Bob Best for his speech during the Memorial Day Ceremonial event at the War Memorial on Curtiss Parkway. He also congratulated Councilman Petralanda for the recent birth of his granddaughter.

Assistant City Manager Tammy Romero reminded the Council and the public that the Aquatic Center is offering swimming lessons, the Board Gaming Society will be meeting June 2nd and June 9th at the Recreation Center at noon. She also stated that there will be free CPR classes being offered soon in July. She stated that the exact date will be forthcoming.

C) City Council

Councilman Petralanda thanked all the well-wishers for the new addition to his family. He also thanked Councilman Bob Best for a wonderful speech that he gave during the Memorial Day ceremony.

Vice Mayor Zapata also thanked Councilman Best for an amazing job he did at the Memorial Day ceremony. She also requested that administration look into how the City can assist the Historical Society's museum project in terms of the cost of the project. She spoke to several members of the Society who are concerned with the project being stalled due to plans review process in the City.

Councilman Best thanked everyone for the recognition on his Memorial Day ceremony speech. He stated that the speech might be printed in the next River Cities Gazette. He thanked the Chief of Police with the speed enforcement efforts lately. He also took a moment to recognize Ralph and Nancy Wakefield for their recent Pelican Playhouse production this past weekend. He attended one of the shows and stated that it was a wonderful play. He wished everyone

Councilwoman Mitchell she also thanked Councilman Best for the Memorial Day event. She recognized the Woman's Club participating in the Nationwide Initiative where several members of the Club put a red rose on the graves of all the military cemeteries, the local one is located in Tampa. She also attended the matinee at the Pelican Playhouse and enjoyed the production as well. She also reminded the public that the Aquatic Center is offering swim lessons and how important it is to learn to swim. She stated that about a month ago that Miami Spring's restaurants have been recognized with distinguished honors for the best burgers in the County, she mentioned JR's, Airport Café have been recognized in the past, but that just recently and now newly recognized was Tom's NFL. She stated that it gives folks more reason to visit Miami Springs. She thanked the City Manager for the recent installation of the public parking signs around the downtown area indicating the additional public parking locations nearby.

Mayor Bain had no report at this time.

14. Adjourn

There being no further business to be discussed the meeting was adjourned at 8:20 p.m.

Respectfully submitted:

*Erika Gonzalez-Santamaria, MMC
City Clerk*

*Adopted by the City Council on
This 11th day of June, 2018.*

Billy Bain, Mayor

PURSUANT TO FLORIDA STATUTES 286.0105, THE CITY HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, THE AFFECTED PERSON MAY NEED TO ENSURE THAT VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE CITY FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.



AGENDA MEMORANDUM

Meeting Date: 6/11/2018

To: The Honorable Mayor Billy Bain and Members of the City Council

Via: William Alonso, City Manager/Fin. Director

From: Tammy Romero, Assistant City Manager

Subject: Beautification of boat ramp at North Royal Poinciana Blvd. and

DISCUSSION: During the April 23rd, 2018 Council meeting, at the request of Councilwoman Mitchell, we discussed the idea of potentially re-opening the current canal bank ramp, located on North Royal Poinciana across from the Dog park and catwalk, to provide accessibility to recreational users to launch non-motorized boats such as kayaks, paddleboards and canoes into the canal. Council agreed to allow access as long as proper signage with the rules of the ramp usage were posted and that the necessary permits with South Florida Water Management District (SFWMD) were applied for.

As a follow-up to this discussion, staff reached out to Mr. Armando L. Vilaboy, Regional Representative of the South Florida Water Management District and he has confirmed that the City's Letter of Maintenance filed with the District is current and it allows us to continue with any projects planned for the boat ramp.

Furthermore, the ramp and the surrounding area, would need to have some necessary improvements in order to allow access for this recreational use. Public Works has obtained a cost of approximately \$12,000.00 to overlay the current ramp with asphalt, reinforce and add to the existing launch ramp/pad with rip-rap bags and pour a concrete slab similar to the one on Ludlam for a tiki hut or other canopy structure. Additional costs would be for signage, adding a tiki hut or canopy and a picnic bench bringing the cost of this project over \$15,000.00.

Staff currently requests direction from Council on whether or not to continue with this project. If so, the funds would have to come from the designated fund balance.



AGENDA MEMORANDUM

Meeting Date: June 4th, 2018

To: Honorable Mayor and Council

From: William Alonso, City Manager

With: Daniel A. Espino, City Attorney
Chris Heid, City Planner

Re: Enhancement of Downtown Miami Springs City Gateway

Introduction

As was briefly discussed on the May 29th Regular Council Meeting, staff, for some time, has been looking at ways to enhance the entrance into Miami Springs in the Downtown Area, which we have come to call the “Gateway.” For years, past Council, residents, and commercial property owners have expressed a need to enhance the beauty and look of the Gateway. Members of the current City Council have expressed this desire as well.

The area has seen some recent activity with the sale of certain properties, like the Starbucks property and the photography studio property (the latter of which is under construction and will soon host Apple Dental), as well as the placement for sale of the theater property. Other than the Dental Office building, the area has not experienced any meaningful change. While staff began to focus on this area last year, our attention was diverted from time to time by a variety of other issues, including Hurricane Irma, the current fiscal year budget, and other operational issues.

At the end of March of this year, I received a letter from Mariana Santana, the widow of the late Carlos Santana, which I have included with this memo as attachment “A”. As you will read in the letter, Mrs. Santana generally expresses frustration at her repeated failed attempts to sell the theater property, citing the reservations of numerous brokers and interested parties about buying the property given the onerous property regulations in the Downtown area. This letter caused staff to take the Gateway from the back-burner and make it a pending concern.

For the past two months, the City Planner, City Attorney, and my office have discussed, researched, and analyzed ways to foster enhancements of the Gateway that: 1) improve the area to better reflect the character and quality of life in the City; 2) better

identifies the City of Miami Springs and its history; 3) enhances the area character and authenticity of as a principal entrance of the City; 4) fosters increased business and pedestrian activities for the residents; and 5) helps spur economic development and an expanded commercial tax base. It can hardly be argued that Gateway is in need of improvement in the area of building design, landscaping, signage, streetscape, gateway features, and traffic calming.

Regrettably, the City finds itself in a difficult position to bring about some of the desired changes. Some of the improvements to the area could be accomplished as City capital improvements, but that capital outlay would be costly and exceeds funds the City has available for infrastructure improvements. Additionally, much of the desired changes involve private property, requiring the buy-in of private property owners. The current regulations for the area have generally failed to produce the type of Gateway that is currently desired.

Solution Analysis

In keeping with the historical approach that the City has taken, we began to consider policy changes that could bring about the changes that are generally desired of the Gateway. In turn, we turned to some of the historical information prepared for the City, which included the Dover Kohl report from 2001 ("Report"). You will find applicable excerpts of it included with this memo as Attachment "B." The Report correctly identified the Gateway as a scenic entrance into the City and Downtown area. The bridges, layout and Circle provide a natural place for driver's to have the opportunity to become aware of what the area has to offer (as opposed to a straight road), if there was more to look-at. While we all agree that Downtown Miami Springs is a beautifully planned area, the Report identified conditions that are still present today, such as buildings that lack architectural detail, an entrance without a strong sense of place, a unique character, untapped amenities for public enjoyment. Any policy that would work to improve the area would need to address these areas.

Gateway Overlay District - Created

The policy solution we are proposing to the City Council for consideration is the creation of the "Miami Springs Gateway Overlay District" (the "Gateway Overlay District") for the area abutting and/or adjacent to the out-going/in-coming vehicular bridges coming into and leaving from the City. For your reference, attachment "C" provides a map with the boundaries of the Gateway Overlay District delineated. As the full name suggests, the Gateway Overlay District would function as a subarea of the Central Business District, the policies for which would "lay on top of" and work with the policies for the Central Business District. The goal is to facilitate placemaking by enhancing neighborhood character and authenticity through participatory design and identifying projects such as architecturally significant buildings, entrance features, art in public places, improved landscaping and signage, traffic calming features, and promotion of the City's history. The policies would call for new design standards and for the development of desired amenities by private property owners in exchange for some flexibility in current Central Business District Regulations.

To create the Gateway Overlay District and the corresponding policy, the Council would need to amend the City's Comprehensive Plan ("Comp. Plan") and the Future Land Use Map, as well as amending one section of the zoning code. Staff has prepared draft ordinances for your consideration, which are provided as Attachment "D", for the ordinance amending the Comp. Plan and Future Land Use Map, and Attachment "E", for the ordinance amending the zoning code.

Gateway Overlay District – Policies

The policies for the Gateway Overlay District are all geared towards addressing the concerns of the Report. New design standards would require new construction projects and/or renovation projects to exhibit elements of the Pueblo/Mission Revival architecture. This would accentuate the City's history while creating a unifying design element to buildings in the Gateway. Buildings would continue being capped at no more than three (3) stories and forty (40) feet. Parking requirements would become more flexible, allowing the City Planner to consider a combination of on-site parking, on-street parking, public parking lots, pedestrian accessibility, bicycle parking, and other transit options available to a property. The policies also call for the establishment of "Creative Excellence Standards," which are a series of project elements that must be incorporated into a project in order to slightly exceed the floor area ratio (F.A.R.) that would remain the base in the Gateway Overlay District and would remain the maximum in the rest of the Central Business District. Those Creative Excellence elements includes such things as pedestrian amenities, traffic calming features and signage for public rights of way, art in public places, activated sidewalks, mature landscape, lighting, transit shelter, and other project features.

It should be noted that the current F.A.R. for the Central Business District (1.0) is more restrictive than many existing buildings that are scattered throughout the Gateway Overlay District and the Central Business District. Attachment "F" provides a comparison of grandfathered buildings and their respective F.A.R.s. The historically designated Stadnik Pharmacy Building, which would be inside the Gateway Overlay District, enjoys an F.A.R. of 1.4. The Green Chiropractic Building on Westward Drive has an F.A.R. of 1.7. A couple other buildings on Westward Drive have an F.A.R. of 1.6. Even City Hall enjoys an F.A.R. of 1.2, a number reduced because of City's Halls parking lot. Additionally, many buildings in the Gateway Overlay District were built when parking requirements were very different than today. Most buildings in the area do not meet the onerous parking requirements but are also grandfathered in this respect as well. The practical reality is that, should disaster befall any of the aforementioned buildings, they could not rebuild them as we known them today.

Gateway Overlay District – Implemented

New construction and renovations in the Gateway Overlay District would have some options not available to the rest of the Central Business District. They would always have to be designed with elements of Pueblo/Mission Revival exhibited in architecture and all have flexibility in determining parking calculations, but properties would have options when it came to intensity. A property owner could choose to remain at the F.A.R. of 1.0. However, a property owner that desired to have a slight increase to the property's F.A.R. would have to include into his/her/its project a combination of Creative

Excellence Elements that would meet the Creative Excellence Standards and provide an F.A.R. increase that could not exceed 0.7. That is, a new construction or renovation project that expanded an existing building could be constructed from an F.A.R. of 1.0 to 1.7, provided that the project incorporated Creative Excellence Elements, such as traffic calming, signage, gateway features, a building design that created a pedestrian arcade and encouraged sidewalk dining, art in public places, and other features. The result could be a project similar to the rendering provided on the last page of the Report or a derivative of it.

Conclusion

We believe that the Gateway Overlay District will begin to solve the concerns that have been raised and continue to be raised about the unsightly conditions in parts of the Gateway. The design elements will tie the buildings together, the flexibility in intensity and parking will encourage property owners to improve their properties, and the Creative Excellence Standards will cause private property owners to bring about the features that are missing in our Gateway. The Gateway Overlay District will help accomplish, the goals, objectives, and policies in the Comp. Plan for the Central Business District of further improving our suburban Downtown into a thriving area with business amenities for residents while also making our Gateway a quintessential part of the Miami Springs identity.

Staff requests the City Council's consideration of the recommended policies, as well as feedback, with the goal of bringing forward ordinances for public hearings in June.

Attachment "A"

Letter from Mariana Santana

William Alonso, City Manager
City of Miami Springs
201 Westward Dr.
Miami Springs, FL 33166

March 29th, 2016

Dear Mr. Alonso,

My name is Mariana Santana, the widow of the late Carlos Santana. Along with my Son, Joseph Santana, we are the heirs and operators of 1 Curtiss Parkway and 1 S Royal Poinciana Blvd. My Husband was the Patriarch of the Family. As many of you who knew him, my husband was a kind and loving family man, who did everything in his power to provide for his family. His illness and untimely losing him, has been incredibly hard on our children and myself. He ran and controlled every aspect of the shopping center. Throughout our marriage he would always keep me informed and up to date with all of the family's business dealings and would tell me of every lease, tenant, and Issues that transpired throughout our ownership of Curtiss Pkwy and Royal Poinciana.

When Carlos purchased these properties in 2001, he had a vision of converting the old theater into a grand ballroom. Instead of renting the space, like what we did during our 11-year tenure operating the Miami Springs Country Club, Owning the structure where he ran his business was always his dream, until reality set in. The cost of renovation, remodeling, and installation of the life safety equipment to the structure was so great, that it left his vision of the ballroom just a dream. The theater has been vacant for over 30 years and time has negatively affected the building, surrounding structures, and community.

Finally after much thought Carlos decided that selling the theater would be the best for Miami Springs and our family. He thought selling it would be easy, but after 4 brokers and multiple failed offers. He realized that the stringent building codes of Miami Springs greatly limited the prospects. Each offer would be less and less, procuring a buyer became harder and harder. Each time a buyer with a plan would present himself or herself, the proposed project would not meet the city's codes, subsequently canceling the contract. With each failed contract, he got the feeling that things could not get any worse. Little did I know that the true trail and tribulations were about to begin.

When Carlos fell ill, none of us could have imagined that he would leave us. I along with Joseph began to help run the day-to-day operations, covering for Carlos when he was not up to the task. Collecting rents, leasing available spaces, and the general managing of the properties were some tasks that we undertook. When he passed away, I knew that all the responsibility fell on me. After some time of grieving, I began to look into the books. This is when I was informed of the 14 opens permits that were issued to the properties, I have been able to correct, remedy, and close every single one of the permits and fines.

With the help of our friends and family, we were introduced to our 4th broker who specializes in commercial real estate. He has adequately marketed the properties and procured our latest buyer. Unfortunately, although the new buyer is ready, willing, able, and more importantly experienced to take on the redevelopment of the theater area, he has informed us that he is reconsidering, once again, due to the stringent nature of the Miami Springs building requirements.

I write to you today, to plead that the City do it's own research of what is actually viable and acceptable to be built in this area, so that the city staff, Mayor and Councilmembers could realize how unrealistic and antiquated the current codes actually are.

Carlos loved this city and so do we. It would be an honor and a beautiful lasting legacy to see a project in this space that is acceptable to the City as well as adds to the beauty of Downtown Miami Springs. We are and have always been willing to work with the City.

God Bless

A handwritten signature in blue ink, appearing to read "M. Santana", with a stylized flourish at the end.

Mariana Santana

Attachment “B”

Excerpts from Dover Kohl Report (2001)

THE CORE AREA: The Circle, Hook Square, North Curtiss Parkway, South Royal Poinciana, and Westward Drive

The Core Area is the most important area on which to focus initial revitalization efforts. Because of its commercial potential, improvements in this area will have the greatest impact on the economic strength and demand from people who want to shop, work, and live in the downtown.

Existing Conditions

Strengths

The Circle is an important landmark

All those who know Miami Springs identify the Circle as the center of town. It is more than just a large traffic circle with a landscaped park in the middle. It announces that you have arrived in the heart of a small town and sets the identity of the whole community. The historic Stadnik's Drugstore building and the gazebo in the park are part of what establishes that character. That imagery of small town charm is so strong that photographs taken at the circle, either for publicity or private use, always include those two features. The park and the wide Curtiss Parkway bring to mind the City's garden setting. It is so psychologically central to the community that the City posts its public messages there.

Provides a scenic entrance to the City and the Downtown

The combination of the old narrow steel bridges crossing the Miami River Canal, the Main Street character of North Curtiss Parkway, and the landscaped Circle make for an interesting experience and a very pictur-

esque view. Motorists driving through too quickly cannot "take it all in." The variety, detail and spatial experiences make one want to stop, stay for a while, or return. Features like the park and the canal bank provide resting places and a true public realm that shopping centers and malls never provide.

Has a mixture of uses and everyday needs

The downtown has an excellent mixture of uses: civic buildings, stores, restaurants, offices, doctor's offices and apartments. In places, there is the classic relationship of apartments and offices above shops. Proprietors provide a range of everyday needs including groceries, hardware, medications, and places to eat. Downtown residents benefit by having City Hall, the library, the elementary school, several places of worship, and other civic organizations all nearby. The variety does not limit future possibilities since the retail area is not known for being specialized, such as an "antique row" or "bridal mecca."

Westward Drive as a classic small town main street

Main Streets can be used as a marketing angle. Other shopping centers and malls often try to re-create the look and feel of a main street, but it is usually obvious that these are fake (often the trees and shrubs are fake.) Westward Drive is a true main street, with mature shade trees and benches for sitting in the shade. These features make it unique to nearly all the other shopping streets in South Florida.



Most of the properties fronting the Circle have buildings set back from the sidewalk. This deters pedestrian traffic.



New buildings located at the sidewalk will improve the "sense of place" and interest people to walk around the Circle.

The majority of the Circle's edges are parking lots that create physical gaps in the Circle's streetwall. Many of the lots are oddly shaped making it difficult to properly front the Circle with buildings. This condition may be the reason why the northern side of the Circle, with longer block faces, was built first.

On Westward Drive physical gaps occur at the Commerce Bank of Florida parking lot and at the vacant lot just east of Park Street. The front yard of the Women's Club also creates a "gap." The City Hall does generate a good bit of pedestrian traffic, but it is a gap in the retail continuity. This gap is less important now because of the abundance of office uses at the sidewalk level. In the future, if stores are more prevalent on the street, the gap created by City Hall and the Women's Club will possibly serve as an obstacle for businesses attracting customers to the west side of City Hall.

The streetwall around Hook Square should be more complete than it is currently. The scenic park will look nicer with an attractive backdrop of building facades. The parking lot by the old cinema is not attractive either.

Lack of Architectural Detail

Most of the storefronts do not have the visual strength that make the Stadnik's drug store building so cherished. Other storefronts do not have to be Adobe or Florida Mission Style to have a stronger presence. Many just need updating, accenting and trim elements, or at least a fresh coat of paint. The colors could be more lively or fashionable than the common beige with brown or rust accents. Remember Ocean Drive when the buildings were all painted brown? –Look at it now!

Difficult access to the Circle Park

One reason the Park is underutilized might be that the traffic is making pedestrian access dangerous. There are no marked crosswalks. Cars, when entering the circle, do not stop; they yield. Therefore the cars remain in motion. The driver tends to look to the left for on coming cars, instead of straight ahead where a pedestrian might be.

Unfriendly pedestrian environment

Narrow sidewalks and a lack of shade and shelter discourage shoppers. Bolder stripes or pavement textures for crosswalks will increase safety for pedestrians crossing the streets.

South Royal Poinciana entrance is weak

As a primary entrance and exit to Downtown Miami Springs, the various types of buildings and uses leave a mixed impression; there is no clear sense of place. The roadway edges are tattered and grass is worn away. Traffic volumes make pedestrian crossing very dangerous;



At Westward Drive and Esplanade, the wide expanse of pavement marks the entrance to the Downtown. Returning some of the pavement to grass or trees would be an improvement.



The view looking towards Hook Square is less than ideal, because of the parking lot.

CANAL STREET AREA

The Canal Street Area is another of Miami Springs' unique areas. It offers public access to the waterfront, the C-6 Miami River Canal. For the short term, residential and office uses will be the most viable. In the long term, if the demand for retail space increases in the Core Area, then retail uses can expand onto Canal Street.

EXISTING CONDITIONS

Strengths

An untapped amenity for Public Enjoyment

The Miami River Canal is an untapped amenity that could be used for public enjoyment. At Hook Square, there is landscaping and a sidewalk next to the canal. The sidewalk does not continue along the canal bank northwest of the Curtiss Parkway Bridge where unfortunately there is also little landscape. Making the canal bank more like a linear park may tempt people to stop and enjoy the waterfront. There is wildlife in the canal that people might enjoy seeing, like the baby ducks, geese, and an occasional manatee.

Unique Character

The character of the street is very different than other parts of the downtown, because one side of the street faces the Miami River Canal. With modification to the street, the sidewalk and the landscaping, it could become a very desirable place to live or work. It is located close enough to many of the businesses and activities in Downtown Miami Springs to give the street a desirable address.



A mix of uses, apartments, stores, and offices are already located along Canal Street.

Important entrance to the City

Canal Street has an opportunity to be an important "entrance" to the City. When driving on Okeechobee Road, most of what you see across the canal is the backs of buildings. On Canal Street, the fronts of buildings face the canal and Okeechobee Road, making this part of the City special. Here the buildings can put their best face forward and say to people driving by, "This is Miami Springs!"

Weaknesses

The uncertainty of the appearance of Okeechobee Road

The widening of Okeechobee Road will affect the appearance of the Miami Springs side of the canal. Whether the effect is positive or negative is uncertain. This uncertainty makes investment risky. If Okeechobee is unsightly, it could ruin the appearance of the street, condemning it to something less than its potential.

Too much pavement for its use

Canal Street is a local road that has a very low traffic volume. The street is wider than it needs to be for its usage. Increasing the landscaped area along the canal bank by reducing the width of the street will help the canal bank become a better park.

Unkempt, shabby appearance

The landscaping on both sides of the street has not been well maintained. The sidewalks are in bad shape and do not connect at street corners.



Wide areas of asphalt may not be needed. Narrowing the travel lanes could free up more space for grass and trees, or for wider sidewalks and landscaping closer to the buildings.



Patchy areas of grass and sand caused by parking in the grass and discontinuous sidewalks detract from the pedestrian experience.

GOALS AND ACTION STEPS

Goals:

- To have an improved appearance of the streetscape.
- To have more quality apartments and condominiums.
- To have office space available.
- To make the canal bank a linear park that the whole community can enjoy.
- To enhance the appearance of the City from Okeechobee Road.

Action Steps:

Begin a streetscape project for Canal Street.

The design should include:

- Narrowing the travel lanes; keep it two ways in both directions
- Retaining the diagonal parking spaces along the entire length.
- Reducing overall width of pavement, if possible.
- Widening the sidewalks to at least 6 feet,
- Connecting the sidewalks at street corners.
- Retaining the landscaped strip on the south side of the street.
- Planting more trees where there are spaces between existing trees.

- Installing park benches along the canal bank.
- Paving a walkway on the canal side of the street and connect it to the existing one at Hook Square.

If phasing is necessary, due to costs, then the priority should be:

1. The first block closest to North Curtiss Parkway.
2. The second block that has the Bellsouth Building.
3. The next block down the street (the last block on the street).

Meet with the property owners to find out their intentions for their property.

The success of downtown depends on having more people living and working within walking distance. Lambert Advisory's *Miami Springs Downtown Revitalization Plan - Market Analysis* shows that townhouses, condominiums, and office uses should be successful regardless of future changes in the downtown. The existing property owners may be interested in this information and perhaps motivated to redevelop their properties if they see a financial advantage.

The advantage to the City for this three block long street to intensify is to have more people living and working in Downtown who can patronize the downtown businesses. An existing customer base is a strong selling point to lure new investors. Miami Springs already has people near the shops, but according to the merchants, they need more customers to offer competitive prices like other stores in the region. Because the street is somewhat disconnected from the rest of the City, there should be no traffic impact to the residential streets outside of the downtown.



Existing conditions at Canal Street and North Curtiss Parkway in 2000



Possible new buildings at the same corner make a stronger statement for the Downtown.

Allow for flexible floor area ratios and side setbacks.

Future enhancements to this area are likely to make it a highly desirable place to live and work. Allowing for greater building capacity will likely increase the number of homeowners or renters; both have a positive impact for the City's revenues. Three-story buildings facing the Canal could also provide a sound barrier from Okeechobee Road's traffic, which is expected to increase when it is widened.

Examine the FDOT landscape plan for the Canal.

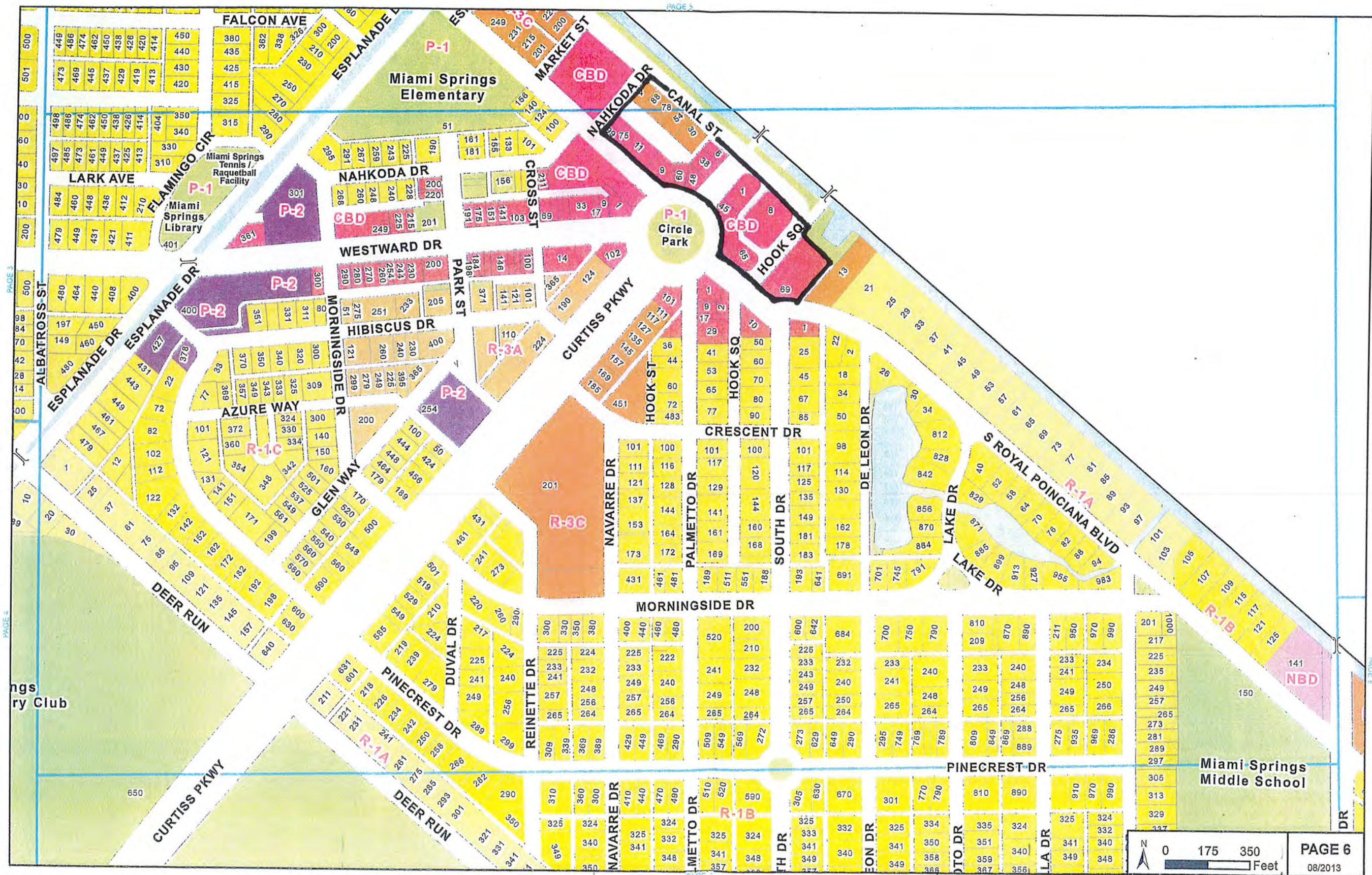
If this hasn't already been done, the City Manager or the Public Works director should scrutinize the landscaping plan for the Canal prepared by the Florida Department of Transportation (FDOT). Careful attention should be given to how the canal will look from across the street and how Miami Springs will look from Okeechobee Road.

Be patient with retail uses on Canal Street.

This street could be a nice place for restaurants since it is on the City's waterfront, but the near-term focus for retail and restaurants should be in the Core Area. It's important at this early stage to concentrate every new improvement and business in a distinct area to strengthen the pedestrian environment. Since the retail demand is at an all time low for Miami Springs, concentrating the retail area instead of spreading it out will make it easier for businesses to share customers and generate pedestrian activity on the sidewalks. Overtime, as the Circle and Westward Drive become more desirable, retail could spread to Canal Street without negative impacts to the neighborhood streets. If a new restaurant wished to take advantage of the waterfront and existing foot traffic, the corner of Canal Street and North Curtiss Parkway is a potentially successful location.

Attachment “C”

Map of the Miami Springs Gateway Overlay District



ORDINANCE NO. ____ - 2018

AN ORDINANCE OF THE CITY OF MIAMI SPRINGS, FLORIDA, APPROVING AN AMENDMENT TO THE TEXT OF THE CITY OF MIAMI SPRINGS COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT FOR A PORTION OF THE CENTRAL BUSINESS DISTRICT BY CREATING THE MIAMI SPRINGS GATEWAY OVERLAY DISTRICT; PROVIDING FOR ENHANCED BUILDING REQUIREMENTS; APPROVING A SMALL SCALE AMENDMENT TO THE CITY'S FUTURE LAND USE MAP IN FURTHERANCE HEREOF; PROVIDING FOR IMPLEMENTATION; PROVIDING OF INCORPORATION INTO THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, for many years, various aspects of a principal entrance into the City of Miami Springs (the "City")—the gateway to and from the City of Hialeah—have not met community standards; and

WHEREAS, enhanced buildings, landscaping, signage, architecture and other design standards and building regulations have been and continue to be needed to ensure an attractive and viable physical environment to retain and attract economic development and avoid unintended consequences resulting from current regulations; and

WHEREAS, Goal 1 of the Future Land Use Element of the City's Comprehensive Plan calls for the City to offer the best residential environment consistent with the City's location and development history; and

WHEREAS, Objective 1.1 of the Future Land Use Element of the Comp. Plan calls for the City to "maintain existing development and achieve new development and

redevelopment consistent with the community character articulated in [Goal 1]”;
and

WHEREAS, to achieve the foregoing goal and objective, the City has proposed the creation of an overlay district, called the “Miami Springs Gateway Overlay District” (the “Gateway Overlay District”), which establishes an area *within* the Central Business District (“CBD”) land use category, that calls for enhanced buildings, landscaping, signage, architecture and other design standards and building regulations; and

WHEREAS, the Gateway Overlay District supports and furthers the Comp. Plan’s CBD policies by continuing to foster a suburban downtown that satisfies the retail, personal, and professional services needs of the community, as well as advance specialty shopping/restaurant/entertainment for the community; and

WHEREAS, a copy of the City’s Comp. Plan is attached hereto as Exhibit “A”;
and

WHEREAS, pursuant to Sections 163.3184 and 163.318, Florida Statutes, the City is creating the Gateway Overlay District by way of a simultaneous amendment to the City’s Comp. Plan and Future Land Use Map; and

WHEREAS, this Ordinance has received a recommendation from the City’s local planning agency, has been properly read and advertised as provided by Florida law and the required meetings and hearings have been conducted on its adoption; and

WHEREAS, the City Council hereby finds that the adoption of this Ordinance is in the best interest of the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF MIAMI SPRINGS, FLORIDA, AS FOLLOWS: ¹**

Section 1. Recitals. The above-stated recitals are hereby confirmed, adopted and incorporated herein and made a part hereof by this reference.

Section 2. Text Amendment. The Comprehensive Plan For the City of Miami Springs is hereby amended as follows:

FUTURE LAND USE ELEMENT

GOAL 1: ACHIEVE THE FOLLOWING COMMUNITY CHARACTER:

* * *

Objective 1.1 Future Land Use Categories

* * *

Policy 1.1.8

The Future Land Use Category Descriptions:

* * *

Central Business District Category: This category of land use is intended to foster a suburban downtown which will: 1) satisfy the frequent retail, personal and professional service needs and desires of persons residing and/or working in Miami Springs and surrounding areas making up its market area; and 2) provide a specialty shopping/restaurant/entertainment destination for a large market area. This category may allow a wide range of convenience and comparison shopping facilities, restaurants, theaters and other compatible uses. Other uses permitted on land within this category could include business and professional office uses; residential uses on upper floors above retail, office and related uses; public parks; municipal buildings and facilities; and public utilities necessary to serve the uses within this category. Buildings within this category shall be limited to a floor area ratio of 1.0.

Miami Springs Gateway Overlay District. This category of land use is an overlay on, or a subarea of, the Central Business District. It is located within the Central Business District for the area abutting and/or adjacent to the outgoing/incoming

¹ Coding: Strikethrough words are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicted with double-strikethrough and double underline.

vehicular bridges to/from the City of Hialeah, as identified in the City's Future Land Use Map. This overlay district intended to facilitate improved placemaking by enhancing neighborhood character and authenticity of a principal entrance of the City through participatory design and identifying projects such architecturally significant buildings, entrance features, art in public places, improved landscaping and signage, traffic calming features, and promotion of the City's history. It is further intended that this overlay district will further the goals, objectives, and policies of the Central Business District—to foster a suburban downtown that satisfy the business, service, dining, and entertainment needs of the community's residents and business patrons. The buildings in this area shall be limited to a floor area ratio of 1.0, unless augmented by fulfillment of creative excellence standards which may be implemented to permit a maximum floor area ratio of 1.7. The uses for this overlay category are the same as those provided in the Central Business District.

* * *

Section 3. Amendment to Future Land-Use Map. The City of Miami Springs Future Land Use Map is hereby amended to create the “Miami Springs Gateway Overlay District” for the area in the Central Business District bounded by Canal Street, the alley southeast of Hook Square, South Royal Poinciana Boulevard, North Royal Poinciana Boulevard and Nahkoda Drive, totaling ± 4.71 acres, as depicted in Exhibit “B”, which is incorporated herein and made a part of the hereof by this reference. The City Manager, by and through the Planning and Zoning Director, is authorized to make the necessary changes as required to the Future Land Use Map to reflect the foregoing change.

Section 4. Implementation. The City Manager and City Attorney are hereby otherwise authorized and directed to implement the provisions of this Ordinance and to take any and all necessary administrative actions as may be appropriate by their position to execute the purpose of this Ordinance.

Section 5. Incorporation. The provisions of this Ordinance, to the extent appropriate, shall become and be made a part of the Comprehensive Development

Master Plan of the City of Miami Springs. The City Clerk is authorized to take all actions necessary to incorporate the provisions of this Ordinance into the Code of Ordinances, including, but not limited to, renumbering or relettering sections and to change and that the word "ordinance" may be changes to "section," "article," or such other appropriate word or phrase in order to accomplish such intention.

Section 6. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 7. Conflicts. All ordinances or parts of ordinances, resolution or parts of resolutions, in conflict herewith, are repealed to the extent of such conflict.

Section 8. Effective Date. This Ordinance shall become effective immediately upon adoption.

PASSED ON FIRST READING this ____ day of June, 2018, on a motion made by _____ and seconded by _____.

PASSED AND ADOPTED ON SECOND READING this ____ day of June 2018, on a motion made by _____ and seconded by _____.

Vice Mayor Mara Zapata	_____
Councilman Bob Best	_____
Councilwoman Maria Mitchell	_____
Councilman Jaime Petralanda	_____
Mayor Billy Bain	_____

BILLY BAIN, MAYOR

ATTEST:

ERIKA GONZALEZ-SANTAMARIA, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF MIAMI SPRINGS ONLY:

WEISS, SEROTA, HELFMAN, COLE & BIERMAN, P.L.
CITY ATTORNEY

City of Miami Springs, Florida

Comprehensive Plan



*Adopted by:
Ordinance No. 849-98
September 28, 1998*

*Amended by:
Ordinance No. 1032-2012
March 12, 2012*

Comprehensive Plan

Goals, Objectives and Policies

Adopted: March 12, 2012



Prepared by:



LaRue Planning
& Management Services, Inc.
1375 Jackson Street, Suite 206
Fort Myers, Florida
239-334-3366

Serving Florida Local Governments Since 1988

In Conjunction with:

City of Miami Springs
201 Westward Drive
Miami Springs, Florida 33166

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FUTURE LAND USE ELEMENT

GOAL 1: ACHIEVE THE FOLLOWING COMMUNITY CHARACTER:

Miami Springs should be a residential community which offers the best possible residential environment consistent with its location and development history. Development policies should protect and preserve its single-family residential character and neighborhoods by maintaining an adequate supply of safe decent and affordable housing for its current and future residents.

Objective 1.1 Future Land Use Categories

Maintain existing development and achieve new development and redevelopment consistent with the community character statement articulated as the Community Character Goal above and which:

- 1) protects and preserves single-family neighborhoods as safe, decent and affordable residential areas; and*
- 2) otherwise coordinates future land uses with the appropriate topography and soil conditions and the availability of facilities and services.*

This objective shall be measured by implementation of its supporting policies.

Policy 1.1.1

The City shall enact and enforce land development code provisions which are consistent with the Future Land Use Map (Figure 1.1), including the land uses and the densities and intensities specified in Policy 1.1.8.

Policy 1.1.2

Between enactment of this plan and adoption of the land development code referenced in Policy 1.1.1, the City shall regulate all development in accordance the Future Land Use Map (Figure 1), including the land uses and the densities and intensities specified thereon and the description of the requirements of those categories, all of which are incorporated by reference into this Policy 1.1.2.

Policy 1.1.3

The City shall enact and enforce land development code provisions governing *subdivisions, signs* and *floodplain protection*. Such provisions shall be consistent with this plan and with the applicable Florida statutory and administrative code guidelines.

Policy 1.1.4

The City shall enact and enforce as part of the land development code a concurrency management system. The concurrency management system shall specify that no development permit shall be issued unless the public facilities necessitated by a development (in order to meet level of service standards specified in the Infrastructure Policies) will be in place concurrent with the impacts of the development or the permit is conditional to assure that they will be in place. The requirement that no development permit shall be issued unless public facilities necessitated by the project are in place concurrent with the impacts of development shall be effective immediately and shall be interpreted pursuant to the following:

1. Measuring Conformance with the Level-of-Service

Public facility capacity availability shall be determined by a set of formulas that reflect the following:

Adding together:

- The total design capacity of existing facilities; plus
- The total design capacity of any new facilities that will become available concurrent with the impact of the development. The capacity of new facilities may be counted only if one or more of the following can be demonstrated:

(A) For water, sewer, solid waste and drainage:

1. The necessary facilities are in place and available at the time a certificate of occupancy is issued, or
2. Such approval is issued subject to the condition that the necessary facilities will be in place and available when the impacts of development occur, or
3. The new facilities are guaranteed in an enforceable development agreement to be in place when the impacts of development occur. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement or development order pursuant to Chapter 380.06, Florida Statutes (the Development of Regional Impact authorization).

In the case of water, sewers and solid waste, the formulas must reflect the latest population verses flows.

Design capacity shall be determined as follows:

Sewage: the capacity of the County sewage treatment system.

Water: the capacity of the County water treatment and storage system.

Solid Waste: the capacity of the County disposal system.

Drainage: The on-site detention capability and/or storm sewer capacity.

Roadways: The standard for measuring highway capacities shall be based on techniques that are compatible to the maximum extent feasible with FDOT standards. The measurement of capacity may also be determined by engineering studies provided that analysis techniques are technically sound and acceptable to the City engineer.

2. Concurrency Monitoring System

The manager or designee thereof shall be responsible for monitoring facility capacities and development activity to ensure that the concurrency management system data base is kept current, i.e., includes all existing and committed development. This data base shall be used to systematically update the formulas used to assess projects. An annual report shall be prepared. The City will adhere to the LOS, schedule of capital improvements, and public facility availability. The City shall establish joint processes for collaborative planning and decision making on population projections to accomplish coordination between the comprehensive plan and facility providers.

3. Capacity Reservation

Any development permit application which includes a specific plan for development, including densities and intensities, shall require a concurrency review. Compliance will be finally calculated and capacity reserved at time of final action on a **design review** or **building permit** if no design review is required or enforceable developers agreement. Applications for development permits shall be chronologically logged upon approval to determine rights to available capacity. A capacity reservation shall be valid for a time to be specified in the land development code; if construction is not initiated during this period, the reservation shall be terminated.

4. *Administration*

The City manager (or designee thereof) shall be responsible for concurrency management. The land development code shall specify administrative procedures, including an appeals mechanism, exemptions, plan modifications, burden of proof, etc.

5. *Project Impact or Demand Measurement*

The concurrency management user's procedural guide (a supplement to the land development code) will contain the formulas for calculating compliance plus tables which provide generation rates for water use, sewer use and solid waste, by land use category. Alternative methods acceptable to the City manager or designee thereof may also be used by the applicant.

6. *Additional Criteria*

A development order may be issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted plan's five-year schedule of capital improvements. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the FDOT five-year work program.

Policy 1.1.5

The City shall enact and enforce land development code standards and incentives to achieve **new development, renovated development and/or redevelopment** that meets high standards for **drainage and stormwater management, open space and landscaping**, and **on-site** circulation and parking and other development standards in keeping with the goals, objectives and policies of this plan.

Policy 1.1.6

The City will continue to permit mixed-use development and promote affordable housing opportunities to residents of various income levels.

Policy 1.1.7

Miami Springs will cooperate with the Miami-Dade County Water and Sewer Department and other Miami-Dade County departments to help ensure that wellfields and cones of influence are protected. Protection measures shall include restrictions on uses. *No new facilities that use, handle, generate,*

transport or dispose of hazardous wastes shall be permitted within wellfield protection areas, and all existing facilities that use, handle, generate, transport or dispose of more than the maximum allowable quantity of hazardous wastes (as specified in Chapter 24-12.1 of the Code of Miami-Dade County, as may be amended from time to time within wellfield protection areas shall be required to take substantial measures such as secondary containment and improved operating procedures to ensure environmentally safe operations.

Policy 1.1.8

The Future Land Use Category Descriptions:

Single Family Residential Category: This category of land use allows single family detached homes on lots of at least 7,500 square feet of net area. Other uses allowed on land within this category include public parks, primary and secondary schools, houses of worship and public utility facilities necessary to serve the homes within this category. The 7,500 square foot lot size limitation shall not preclude the continued use, development or redevelopment of a home on a smaller lot where such lot or parcel was platted or otherwise of record prior to the adoption of this Plan. This land use category may be effectuated by one or more zoning districts, provided that all are consistent with the use provisions and none exceed the density restrictions stated herein. In addition to the 7,500 square foot minimum lot size, development shall not exceed 5 dwelling units per acre, including rights-of-way.

Multifamily Residential Category: This category of land use allows multifamily and single family attached residential development up to 20 dwelling units per acre. Neither public nor private rights-of-way shall be counted for the purpose of determining the permitted number of units. Accessory recreation facilities such as swimming pools and tennis courts may be permitted in residential developments provided they are for the exclusive use of the residents of the development in which they are located. Other uses allowed on land within this category include public parks, primary and secondary schools, houses of worship, and public utility facilities necessary to serve the uses within this category. "Community residential homes" shall be allowed as special exceptions subject to such standards as are consistent with applicable state law in general and Chapter 419, F.S. in particular. Single family detached residential units may be allowed at a density of one dwelling unit per 7,500 square feet of site area allocated to single family use. This land use category may be effectuated by one or more zoning districts, provided that all are consistent with the use provisions and none exceed the density restrictions stated herein. [Scrivener's note: The cited statute requires local units of government to allow "community residential homes" with six or fewer residents in single family residential areas provided that they are at least 1,000 feet apart. It requires local units of government to allow "community residential homes" with up to 14 residents in multi-family areas provided that

they are at least 1,200 feet apart and provided certain additional conditions are met. One of these additional conditions is discretionary, namely that the character of the area not be changed.]

Central Business District Category: This category of land use is intended to foster a suburban downtown which will: 1) satisfy the frequent retail, personal and professional service needs and desires of persons residing and/or working in Miami Springs and surrounding areas making up its market area; and 2) provide a specialty shopping/restaurant/entertainment destination for a large market area. This category may allow a wide range of convenience and comparison shopping facilities, restaurants, theaters and other compatible uses. Other uses permitted on land within this category could include business and professional office uses; residential uses on upper floors above retail, office and related uses; public parks; municipal buildings and facilities; and public utilities necessary to serve the uses within this category. Buildings within this category shall be limited to a floor area ratio of 1.0.

Neighborhood Business District Category: This category of land use is intended to foster commercial uses that accommodate the frequent retail and personal needs and desires of persons residing and/or working immediately adjacent residential neighborhoods. It is intended to make conveniently available to residents those goods and services which need to be purchased very frequently during the week. Zoning regulations which effectuate this category could allow a wide range of convenience facilities and other compatible uses. Other uses permitted on land within this category could include business and professional office uses; residential uses on upper floors above retail, office and related uses; public parks, municipal buildings and facilities and public utilities necessary to serve the uses within this category. Buildings within this category shall be limited to a floor area ratio of 1.0.

In 2007, the City of Miami Springs abolished the Airport, Marine and Highway Business District to create three separate Districts in its place. Descriptions of the new districts are listed below:

Airport Golf District: The area comprising this district is bounded by Curtiss Parkway, Fairway Drive and Deer Run. This district is intended to encourage a wide range of compatible and complimentary uses, such as, to-wit:

- 1) Office and commercial business,
- 2) Restaurants,
- 3) Hotels,
- 4) Retail service operations,
- 5) Residential development in accordance with the City Charter,
- 6) Mixed-use projects,
- 7) Other enterprises not inconsistent with the intent of the district that may be provided in the effectuating District Boundary Regulations.

Development within this district shall be permitted a floor area ratio (FAR) of 1.0 by right.

NW 36th Street District: The area comprising this district extends from Curtiss Parkway on the west to the point where the Miami Canal intersects with NW 36th Street on the east. This district is intended to encourage large-scale developments of a wide range of compatible and complimentary uses, such as, to-wit:

- 1) Office and commercial business,
- 2) Restaurants,
- 3) Hotels,
- 4) Residential development in accordance with the City Charter,
- 5) Mixed-use projects,
- 6) Retail service operations,
- 7) Other enterprises not inconsistent with the intent of the district that may be provided in the effectuating District Boundary Regulations.

Development within this district shall be permitted to utilize a floating Floor Area Ratio (FAR) of between 1.0 and 3.0. However, the determination of the approved and authorized FAR for any proposed project shall remain with the City Council and be directly dependent upon the meeting of certain criteria or incentive provisions to be set forth in the District Boundary Regulations approved and established for this district.

Abraham Tract District: The area comprising this district is located south of NW 36th Street and was previously annexed by the City of Miami Springs with the approval of the property owner. This district is intended to encourage large-scale development of a wide range of compatible and complimentary uses, along with appropriately approved industrial and adult uses, such as, to-wit:

- 1) Office and commercial businesses,
- 2) Restaurants,
- 3) Hotels,
- 4) Retail service operations,
- 5) Residential development in accordance with the City Charter,
- 6) Mixed-use projects,
- 7) Adult-related business activity or use,
- 8) Industrial enterprises which are in conformity with the restrictions and limitations for such businesses to be provided in the District Boundary Regulations,
- 9) Other enterprises not inconsistent with the intent of this district that may be provided in the effectuating District Boundary Regulations.

Developments within this district shall be permitted to utilize a floating Floor Area Ratio (FAR.) of between 1.0 and 3.0. However, the determination of the approved and authorized FAR for any proposed project shall remain with the City Council and be directly dependent upon the meeting of certain criteria or incentive provisions to be set forth in the District Boundary Regulations approved and established for this district.

Public Recreational Open Space Category: This category of land use allows public noncommercial recreational uses such as passive and active parks, playgrounds, golf courses and ancillary and secondary uses supportive of such activities. Buildings within this category shall be limited to 20 feet in height and 10 percent lot coverage.

Public Building Category: This category of land use allows government buildings including administrative buildings and health care facilities where compatible with the surrounding area. Public parks and public utilities necessary to serve the uses within this category are also permitted. Buildings within this category shall be limited to a floor area ratio of 1.0.

Public and Private Education Category: This category of land use allows public and private educational uses, including elementary schools, middle schools and high schools. Passive and active parks, playgrounds and ancillary and secondary uses supportive of educational uses should be permitted. Buildings within this category shall be limited to a floor area ratio of 0.5.

Religious Institutional Category: This category of land use allows facilities for religious and similar institutions, including, but not limited to, houses of worship and related schools. Public parks and public utilities necessary to serve the uses within this category are also permitted. Buildings within this category shall be limited to a floor area ratio of 0.5.

Medical/Residential Category: This category of land use allows nursing homes and similar facilities for long term medical care in a residential environment. Buildings within this category shall be limited to a floor area ratio of 0.5. Residential dwelling units shall be limited to a density of 20 dwelling units per acre.

Public Well Field Site Category: This category of land use allows public well fields and open space and recreation uses.

Water Body and Water Way Category: This category of land use allows water ways and water bodies and no other development.

Objective 1.2 Redevelopment and Renewal

Encourage the redevelopment and renewal of blighted areas which may be suitable for affordable, workforce residential and mixed-use projects.

Policy 1.2.1

By 2016, the City will adopt a community redevelopment plan that will address commercial redevelopment and deteriorated and blighted areas within the community.

Policy 1.2.2

From the community and/or redevelopment plan prepared under Policy 1.2.1, formulate an overall implementation strategy consisting of a mix of programs and funding sources best suited to the development and redevelopment needs of Miami Springs.

Policy 1.2.3

Implement community development and physical redevelopment plans for the Downtown and the NW 36th Street Commercial Corridor. These plans will include land use and mixed-use design concepts, infrastructure and transportation, with implementation mechanisms.

Policy 1.2.4

Restrict new retail facilities in the downtown redevelopment area to allowable uses and a size which is compatible and consistent with the character of the area and the nearby residential uses.

Policy 1.2.5

The City shall vigorously enforce codes which require the maintenance of residential and non-residential structures. Particular emphasis shall be placed on pursuing this policy in a way which protects and preserves historic structures and prevents single-family homes from falling into disrepair.

Policy 1.2.6

Should the properties in the block between Curtiss Parkway and Eldron Drive be consolidated, either by a Community Redevelopment Agency or by a private developer, the City shall consider abandoning Eldron Drive. Actual abandonment shall not occur until a site plan for the block or major portion thereof shall be approved. The site plan shall include provisions for vehicular circulation external to the block itself.

Objective 1.3 Elimination or Reduction Uses which are Inconsistent with Community Character

In general, encourage the elimination or reduction of uses which are inconsistent with the community's character and future land uses. This objective shall be measured by implementation of its supporting policies.

Policy 1.3.1:

Inconsistent uses as referred to in Objective 1.3 above are hereby defined as any uses which are located on a site where they would not be permitted by this comprehensive plan.

Policy 1.3.2:

The City shall continue to enforce land development regulations which protect the rights of property owners to continue non-conforming uses, but which, at a minimum, provide for the termination of such rights upon the abandonment of a non-conforming use for an extended period of time.

Objective 1.4 Ensure Protection of Natural Resources

In general, ensure protection of natural resources. In particular, upgrade the drainage system so that stormwater outfalls into the Miami River Canal fully meet National Pollution Discharge Elimination System (NPDES) standards.

Policy 1.4.1

The City shall enact and enforce land development code provisions that require one inch of on-site drainage detention, post development runoff equal to or less than pre development runoff, erosion control, a minimum percentage of pervious open space, maintenance of swales, drainage level-of-service standards, and other environmentally sensitive land protection measures. Such provisions shall be consistent with this plan and with the applicable Florida statutory and administrative code requirements. They shall also be consistent with applicable standards promulgated by the South Florida Water Management District; the South Florida Regional Planning Council; the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs; the Florida Department of Environmental Protection; and/or other agencies with relevant jurisdiction and/or information.

Policy 1.4.2

The City shall continue to follow all or a portion of the recommendations of the May 1995 Storm water Management Masterplan prepared by Post, Buckley Schuh & Jernigan, Inc. The policy implications of the Post, Buckley, Schuh & Jernigan, Inc. study are incorporated herein by reference.

Policy 1.4.3

The City shall continue to incorporate in its capital improvements program any and all expenditures necessitated by the implementation of Policy 1.4.2 above.

Policy 1.4.4

The City will periodically test pollutant loads in its six stormwater outfalls.

Policy 1.4.5

The City shall update its Drainage Comprehensive Plan as necessary to ensure the continued efficacy of its provisions to upgrade the storm sewer system.

Policy 1.4.6

The City will continue to ensure coordination between land use and future water supply planning.

Objective 1.5 Protection of Historic Resources

Ensure the protection of the City's most valuable historic resources. This objective shall be measured by implementation of its supporting policies.

Policy 1.5.1

Retain, revise as may be appropriate, and enforce the City's historic preservation ordinance.

Policy 1.5.2

Vigorously enforce existing building maintenance codes in order that historic structures do not fall into such severe states of disrepair that they cannot feasibly be brought up to standard condition.

Policy 1.5.3

The City's most valuable historic resources are hereby defined to include: 1) The Pueblo Hotel portion of the Fair Havens Nursing Home, which is a state-designated historic site; and 2) The Curtiss mansion at the Villas. Additional potential historic sites include, but are not limited to those listed in Table 1.1 of the Future Land Use Element.

Objective 1.6 Hurricane Evacuation

Coordinate future land uses by encouraging the elimination or reduction of land uses which are inconsistent with applicable interagency hazard mitigation report recommendations and enhance the efforts of the Miami-Dade Office of Emergency Management by providing it with all relevant information. This objective shall be measured by implementation of its supporting policies.

Policy 1.6.1

The City shall regulate all future development within its jurisdiction in accordance with the Future Land Use Map. It shall also consider the most current Interagency Hazard Mitigation Team Report as part of the development regulations. The City shall periodically review and revise the Future Land Use Map in light of future interagency hazard mitigation reports in order to reduce or eliminate uses which are inconsistent therewith.

Policy 1.6.2

The City Manager or designee shall annually assess the City's existing and permitted population densities to determine if changes are significant enough to transmit such data to the Miami-Dade Office of Emergency Management to assist in their hurricane evacuation planning.

Objective 1.7 Discourage the Proliferation of Urban Sprawl

Discourage the proliferation of urban sprawl. This objective shall be measured by implementation of its supporting policy.

Policy 1.7.1

It is a legislative determination of the City that development according to the Future Land Use Map will discourage urban sprawl by continuing to provide residential and employment opportunities in Miami Springs, which is inside the Miami-Dade County Urban Development Boundary.

Objective 1.8 Drainage and Sewer System Land Needs

In general, ensure the availability of suitable land for drainage and sanitary sewer system facilities needed to support planned infrastructure improvements. In particular, retain all land owned by the City suitable and necessary for infrastructure.

Policy 1.8.1

The City shall not vacate any road rights-of-way without first determining that the vacated right-of-way is not necessary to accommodate future storm and/or sanitary sewer facilities, all of which are expected to be needed in the future can be accommodated in such rights-of-way.

Objective 1.9 Innovative Development Regulations

Encourage the use of innovative land development regulations which may include provisions for planned unit developments and other mixed use development techniques. This objective shall be measured by implementation of its supporting policy.

Policy 1.9.1

The City will pursue the below techniques as a means for accomplishing the objectives to provide adequate sites for low, very low, and moderate income housing, including but not limited to:

- a) Mixed-use development
- b) Environmentally conscious or “green” housing design
- c) The use of traffic circulators throughout the City routed near affordable housing developments

Objective 1.10 *Decisions regarding the location, extent and intensity of future land use will be based upon the physical and financial feasibility of providing all urbanized areas with services at levels of service (LOS) which meet or exceed the minimum standards adopted in the Capital Improvements Element.*

Policy 1.10.1

All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at the levels of service (LOS) which meet or exceed the LOS standards specified in the Capital Improvements Element (CIE).

Policy 1.10.2

Miami Springs shall consider maintaining and enhancing formalized requirements and procedures for all development, regardless of size, to contribute its proportionate share of capital facilities, or funds or land therefore, necessary to accommodate impact of the proposed development or increment of redevelopment over and above preexisting development on a site.

Policy 1.10.3

Miami Springs shall continue and, where possible, improve efforts to coordinate projects to construct or repair infrastructure such as roadways and utilities in order to minimize the disruption and inconvenience caused by such construction activities.

Objective 1.11 *The location, design and management practices of development and redevelopment shall ensure the protection of natural resources and systems by recognizing, and sensitively responding to constraints posed by soil conditions, topography, water table level, vegetation type, wildlife habitat, and hurricane and other flood hazards, and by reflecting the management policies contained in resource planning and management plans prepared pursuant to Chapter 380, Florida Statutes, and approved by the Governor and Cabinet.*

Policy 1.11.1

Development orders shall be consistent with the goals, objectives and policies contained in the Conservation Element of this Plan, and with all applicable environmental regulations, as well as all other elements of the Comprehensive Plan.

Policy 1.11.2

Significant natural resources and systems which shall be protected from incompatible land use include the Miami River, the Ludlam Canal, and potable water-supply wellfield areas identified in the Future Land Use Element.

Objective 1.12 *Assure compatibility of adjacent land uses and developments through plan adoption and implementation procedures.*

Policy 1.12.1

Continue to revise the Land Development Code for compliance and consistency with the Comprehensive Plan.

Policy 1.12.2

Provide proper buffering between uses and differing types of development through the adoption of urban design guidelines (as defined by district boundary regulations), governing land use transitions, as well as traditional screening and setback requirements.

Objective 1.13 *Provide continuity between the old and the new in the built environment. Retain the scale and the unique character of the Commercial Districts.*

Policy 1.13.1

Retain the older, historically valuable buildings in and around the Commercial Districts. Encourage adaptive re-use of older buildings by promoting rehabilitation and reuse of existing structures that contribute to the overall design character of Commercial Districts.

Policy 1.13.2

Maintain the existing scale of Commercial Districts. New construction should fit into the context of the existing built environment and complement Commercial Districts' character. Encourage infill development that is compatible with existing uses and improves the pedestrian environment and the streetscape. Permit taller buildings only if they are in scale with other structures in the area.

Objective 1.14 *Improve the visual quality of the Commercial Districts, with an emphasis on the pedestrian environment.*

Policy 1.14.1

Support entrance and facade remodeling on the Commercial District's buildings that will contribute to the pedestrian environment and the character of the Commercial Districts.

Policy 1.14.2

Develop city programs to improve the pedestrian and aesthetic nature of the Commercial Districts environment.

Policy 1.14.3

Encourage cooperation between the business community and the City in the establishment of attractive and successful Commercial Districts. Require individuals (merchants, owners and business people) to contribute and maintain landscaping throughout Commercial Districts on their own property and in the public domain.

Policy 1.14.4

Recognize that different parts of the Commercial Districts have special character, and develop programs to strengthen and reinforce them. Develop land use, density, special design features, and building guidelines.

Objective 1.15 *Ensure that the Commercial Districts enhance Miami Springs unique social and cultural character by making the Commercial Districts a center with both daytime and nighttime activities.*

Policy 1.15.1

Provide cultural activities and opportunities for diverse ethnic, age, and social groups in the Commercial Districts.

Objective 1.16 *The City will adopt Land Development Code/Regulations that enhance the redevelopment potential of the NW 36th Street District and the Abraham Tract District.*

Policy 1.16.1

The City will create a new section within the LDRs to provide specific redevelopment incentives and parameters for the NW 36th Street District including, but not limited to:

- Permitted and prohibited uses
- Setbacks, lot coverage and floor area ratios
- Architectural design standards
- Standards for off-street parking
- Development review procedures

Policy 1.16.2

The City will create a new section within the LDRs to provide specific redevelopment incentives and parameters for the Abraham Tract District including, but not limited to:

- Permitted and prohibited uses
- Setbacks, lot coverage and floor area ratios
- Architectural design standards
- Standards for off-street parking
- Development review procedures

Table 1.1
Historic Resources

<i>Address</i>	<i>Comment</i>	<i>Date</i>
200 Azure Drive	Osceola Apartments / Hotel	1925
309 Azure Way		1920-29
325 Azure Way		1920-29
333 Azure Way		1920-29
Canal Street	Miami Springs Bridge	1930
30 Canal Street		1920-29
24 Carlisle Drive		1920-29
125 Carlisle Drive		1920-29
45 Curtiss Parkway	Clune/Stadnik Building	1925
201 Curtiss Parkway	Fair Haven Center Drive	1920-29
4020 Curtiss Parkway	Blessed Trinity Catholic Church	1930-39
85 Deer Run	Lua Curtiss House I/The Alamo	1926
500 Deer Run	Glenn H. Curtiss Estate	1925
465 DeLeon Drive		1920-29
111 Fairway Drive	Hermance Residence Drive	1920-29
Flamingo Circle	Cinema Park	
281 Glendale Drive	Hunting Lodge & Skeet Club	1924
240 Hibiscus Drive		1920-29
31 Hunting Lodge Court	G. Carl Adams House	1926
Hunting Lodge Drive	Miami Golf Course	
27 Hunting Lodge Drive		1920-29
150 Hunting Lodge Drive	Lua Curtiss House II Drive	1920-29
424 Hunting Lodge Drive	Millard-McCarty House	1926
851 Hunting Lodge Drive	Hequembourg Home	1930-39
960 Hunting Lodge Drive		1920-29
Lafayette Drive		1920-29
633 La Villa Drive		
526 Navarre Drive		1920-29
241 Palmetto Drive		
265 Palmetto Drive		1920-29
51 Park Street	Miami Springs Elementary	1937
22 Pinecrest Drive	Kendall Residence	1925
299 Pinecrest Drive	Leaycraft Residence	1925
Poinciana Boulevard	Circular Park	

TRANSPORTATION ELEMENT

Goal 1: **PROVIDE FOR A MULTI-MODAL TRANSPORTATION SYSTEM THAT MEETS THE NEEDS OF MIAMI SPRINGS AND THE LARGER COMMUNITY OF WHICH MIAMI SPRINGS IS A PART WITH MINIMAL NEGATIVE IMPACT ON THE QUALITY OF LIFE.**

Objective 1.1 **Motorized and Non-Motorized Transportation System**

In general, provide for a safe, convenient, and efficient motorized and non-motorized transportation system. In particular, achieve acceptable level of services on public roads. This objective shall be made measurable by its implementing policies.

Policy 1.1.1

The City shall regulate the timing of development to maintain at least the following peak period hour Level of Service standards on roadways that lie within its municipal boundaries:

- The level of service standard adopted by the Miami-Dade County Comprehensive Development Master Plan for all state and county roadways within Miami Springs. The Miami-Dade County standards are as follows:
 - Where extraordinary transit service such as commuter rail or express bus service exists, parallel roadways within 1/2 mile shall operate at no greater than LOS E +20% of their capacity. This standard shall apply to N.W. 36th Street.
 - Where mass transit service having headways of 20 minutes or less is provided within 1/2 mile distance, roadways shall operate at no greater than LOS E +20% of their capacity. This standard shall apply to Okeechobee Road and Royal Poinciana Boulevard.
 - Where no public mass transit service exists, roadways shall operate at or above LOS E.
 - In Urban Infill Areas, 20 percent of non-State roads may operate below E.
- Level of service "D" for all local roads within Miami Springs.

For the purpose of this policy, the "peak period hour" or PPH shall be the average of the two highest consecutive hours. Special Transportation Areas are established through a legal process.

Policy 1.1.2

The City shall enact and enforce land development code standards and a review process to control roadway access points, on-site traffic flow and on-site parking. The land development code will require the use of joint access drives for compatible non-residential adjacent uses. It will also set minimum design standards for:

- the spacing and design of driveway curb cuts;
- the size of ingress and egress lanes for major land uses;
- the spacing and design of median openings; and
- the provision of service roads.

The State and County have access management standards that shall be considered in developing roadway access point controls, although they are mandatory only for state or county highways. The access management controls will be tailored to achieve the ends set forth in Objective 1.1. On-site traffic flow and on-site parking standards will be designed to encourage high levels of pedestrian and bicycle use, including requiring bike racks under certain conditions.

Policy 1.1.3

The City shall approve no alteration in the existing traffic circulation system which materially reduces the continuity and rights-of-way of arterials or collectors shown on the Future Transportation Map. This policy shall not be interpreted to block closing of local streets to enhance neighborhood security and quietude.

Policy 1.1.4

The City shall develop bicycle path facilities and landscaping on the Miami River Canal and the Ludlam Canal.

Policy 1.1.5

The City shall enact and/or maintain on-site circulation and parking requirements designed to ensure large circulation aisles, turning radii and parking spaces. Pedestrian access ways should be required through large parking lots to connect building areas to public sidewalks. Bicycle parking racks should be required for large scale uses. Parking regulations should establish the minimum number of parking spaces which will be required to serve uses; minimums should be based on intensity measures such as building square feet. Parking regulations should establish appropriate minimum sizes for circulation aisles, parking stalls and parking stall angles. General standards should provide for review of parking lot layout in order to ensure that the layout will be safe. The City shall evaluate the feasibility and desirability of establishing special parking requirements for the Central Business District.

Policy 1.1.6

The current architectural integrity, dimensions and location of the bridges which cross the Miami River Canal shall be maintained. The City shall employ all feasible efforts to ensure that the appearance and location of the historic bridges is not altered in any way. This policy shall not be interpreted as preventing maintenance that preserves structural integrity so long as the dimensions, profile and surface color and texture remains indistinguishable from the original design.

Objective 1.2 Coordinate Traffic Circulation with Land Use

In general, coordinate the traffic circulation system with land uses shown on the future land use map. In particular, provide the traffic circulation system which is shown on the Future Transportation Map. This objective shall be made measurable by its implementing policies.

Policy 1.2.1

Speeding and through-traffic on residential streets shall be identified and mitigated wherever necessary so as to make streets and sidewalks as pedestrian friendly as feasible. Various options for speed and traffic controls should be explored. Such options may take the form of stricter enforcement of speed limits, the placement of stop signs and utilizing other traffic calming techniques. Appropriate analysis and planning should be undertaken prior to final construction in the case of approaches which require physical solutions.

Policy 1.2.2

The City shall seek the installation of an appropriate quadrant gate at the point where Royal Poinciana crosses the Florida East Coast Railroad. It is one of the intents of this policy to reduce the need for trains to blow their whistles. Implementation of this policy is dependent on the enactment of Federal legislation permitting such gates.

Objective 1.3 Coordination with FDOT and the MPO

In general, continue to coordinate plans and programs of the Florida Department of Transportation (FDOT), FDOT's Florida Transportation Plan and Metropolitan Planning Organization and monitor the impact of said plans/programs. In particular, coordinate with the MPO plans to improve major arterials.

Policy 1.3.1

The City shall continue to direct appropriate City staff to attend selected meetings of Metropolitan Planning Organization and related *ad hoc* committees pertaining to transportation infrastructure and operational projects which may affect Miami Springs.

Policy 1.3.2

The City shall direct appropriate staff to annually review and evaluate the Florida Department of Transportation 5-Year Transportation Plan and any plans created by Miami-Dade Expressway Authority and Miami-Dade County transportation agencies to determine if plans and programs contained therein necessitate any revision to this or other elements of this Comprehensive Plan.

Policy 1.3.3

In coordinating with the Metropolitan Planning Organization, the City shall promote and encourage only changes to the traffic and transit systems which: 1) do not disrupt those land use patterns in the City which are established and which are beneficial to residents; 2) do not disrupt those aspects of the local circulation system which are established and which are beneficial to the residents and businesses; and 3) do not increase the level of noise pollution to which City residents and businesses are subjected. In implementing this policy, the City shall resist to the maximum extent feasible any future efforts to create an elevated roadway as a means of enhancing the traffic capacity of NW 36th Street, but shall instead encourage to the maximum extent feasible efforts to improve NW 36 Street with "Smart Street" technologies. The City shall resist to the maximum extent feasible any regional thoroughfare improvements which would have the effect of bisecting the portion of the City south of NW 36th Street, the portion of the City commonly known as the "annexation area." Other implementation efforts will be undertaken as appropriate.

Objective 1.4 Coordination with Transit Agency

*In general, coordinate **with** the plans and programs of the Miami-Dade County Transit. This objective shall be made measurable by its implementing policies.*

Policy 1.4.1

The City shall direct appropriate city staff to attend selected meetings of the Miami-Dade County Transit pertaining to buses and other transit.

Policy 1.4.2

The City will study the densities and intensities on the Future Land Use Map in order to determine what increases are needed to coordinate with the ambitions of the Miami-Dade Transit to support existing and soon to be proposed transit services.

Objective 1.5 Right-of-Way Protection

In general, protect existing rights-of-way and future rights-of-way from building encroachment. In particular, achieve zero net loss of right-of-way from building encroachment throughout the period during which this plan is in effect.

Policy 1.5.1

The City shall use the land development code as enacted, the land development code enforcement procedures and the building code enforcement procedures to protect existing rights-of-way through setback requirements which prohibit right-of-way encroachments of any kind.

Objective 1.6 Reduce Cut-Through Traffic

Reduce the intrusion of cut-through traffic and speeding, and improve the safety and mobility of pedestrians and bicyclists.

Policy 1.6.1

The City shall continue to support the programs of its Bicycle-Pedestrian-Traffic Committee.

Objective 1.7 Provision of Transit and Coordination of Transit Planning

In general, provide efficient mass transit and paratransit services based on existing and proposed major trip generators. In particular, provide the Miami-Dade County transportation planning agencies with ad hoc periodic development reports and other input on the status of any development or redevelopment which could alter the need for bus and paratransit services. This objective shall be made measurable by its implementing policies.

Policy 1.7.1

The City should prepare a written report to be transmitted to the Technical Coordinating Committee of the Metropolitan Planning Organization outlining the locations, characteristics and/or special transit needs that have developed or been identified in the year preceding the annual request for the Transportation Improvement Program Update. This report shall include: 1) estimated new employment by income; 2) estimated new patrons; 3) estimated new residential occupancy. Potential current and future mass transit needs will be suggested.

Policy 1.7.2

The City should support proposals for increased frequency of bus service along NW 36th Street, Okeechobee Road and Le Jeune Road as a means to relieve tendencies for over capacity during peak hours.

Objective 1.8 Coordination with Plans for "Transportation Disadvantaged People"

On a continual basis and throughout the effective period of this plan, the City shall coordinate with the Miami-Dade Transit, the Metropolitan Planning Organization, the Florida Department of Transportation and any public transportation agency offering special services for "transportation disadvantaged people." This objective shall be made measurable by its implementing policies.

Policy 1.8.1

The City shall direct appropriate staff to attend selected meetings of the Miami-Dade Transit, the Metropolitan Planning Organization, the Florida Department of Transportation and any other public transportation agency offering special services for the disadvantaged.

Policy 1.8.2

The City shall encourage the increased use of wheel chair accessible buses on Miami-Dade County bus routes which serve the City.

Objective 1.9 Transit Right-of-Way Protection

In general, protect existing and future mass transit rights-of-way and exclusive mass transit corridors. In particular, achieve zero net loss of right-of-way from building encroachment throughout the period during which this plan is in effect. This objective shall be made measurable by its implementing policy.

Policy 1.9.1

The City shall use the land development code as enacted, the land development code enforcement procedures and the building code enforcement procedures to protect existing rights-of-way through setback requirements which prohibit right-of-way encroachments of any kind.

Objective 1.10 Coordinate Airport Facilities with Land Use and Conservation

In general, coordinate the expansion of Miami International Airport with future Miami Springs land uses and the Conservation Element of this Comprehensive Plan. In particular, 1) provide Miami International Airport planners with ad hoc periodic input on the potential impact on Miami Springs of proposals for Miami International Airport and vice versa particularly with respect to roadway improvements. This objective shall be made measurable by its implementing policies.

Policy 1.10.1

The City shall direct appropriate staff to review plans and attend selected meetings pertaining to planning for Miami International Airport expansion. The City staff shall encourage airport planners to develop the north edge of the airport (which lies adjacent to Miami Springs) with a mix of land uses and buffers which will be compatible with adjacent land uses in the City. The City shall continue its active participation in the Miami International Airport Ad Hoc Committee established jointly by the City and the Village of Virginia Gardens. Further, the City shall continue its active participation in the planning efforts for Miami International Airport and the Airport Area through appropriate forums that may come into existence in the future, including those established and/or sponsored by Miami-Dade County, the State of Florida and the Federal Aviation Administration. The City shall encourage full implementation of the Miami International Airport Ad Hoc Committee's Phase I program, including especially the implementation of a FAR Part 150 Noise Compatibility Program for Miami International Airport.

Policy 1.10.2

The Future Land Use Map shall be considered in all transportation planning.

Objective 1.11 Coordinate Surface Traffic Access to Miami International Airport with Traffic Portion of the Future Transportation Map

In general, coordinate surface transportation access to the Miami International Airport with traffic circulation system. In particular, coordinate with the Florida Department of Transportation (F-DOT) and the Metropolitan Planning Organization (MPO) to assure the development of a surface access system for Miami International Airport (MIA) and the Miami Intermodal

Center (MIC) which will be consistent with the goals, objectives and policies of the City of Miami Springs as articulated herein.

Policy 1.11.1

The City shall coordinate with the Florida Department of Transportation (F-DOT) and the Metropolitan Planning Organization (MPO) to assure the development of a surface access system for the Miami International Airport (MIA) and the Miami Intermodal Center (MIC) which will be consistent with the goals, objectives and policies of the City of Miami Springs as articulated herein.

Objective 1.12 Integrate Access to Miami International Airport with Surface Transit

In general, ensure that access routes to the Miami International Airport and related facilities are integrated with other modes of surface transit.

Policy 1.12.1

The City shall direct appropriate staff to review plans and attend selected meetings pertaining to planning for Miami International Airport expansion. The City staff shall encourage airport planners to develop the north edge of the airport (which lies adjacent to Miami Springs) with a mix of land uses and buffers which will be compatible with adjacent land uses in the City.

Objective 1.13 Provide Comprehensive Transportation Strategies

Identify effective strategies involving parking, traffic efficiency and alternative traffic routes.

Policy 1.13.1

The City shall identify and evaluate parking strategies that are compatible with all other elements of this plan and promote transportation goals and objectives.

Policy 1.13.2

The City shall identify and evaluate transportation system management strategies that are compatible with all other elements of this plan and improve transportation system efficiency and safety.

Policy 1.13.3

The City shall identify and evaluate ways in which it can encourage local traffic to use alternatives to the Florida Interstate Highway-System route.

Table 2.1
Peak Hour Levels of Service, 2017 and 2022
Public Roads within the City of Miami Springs

ROADWAYS	LOS STANDARD	LOS, 2017	LOS, 2022
All local roads	D	D or better ⁽¹⁾	D or better ⁽¹⁾
Curtiss Parkway	E	D ⁽²⁾	E or better ⁽³⁾
East Drive	E	C ⁽²⁾	E or better ⁽³⁾
<p>(1) According to the <u>Arterial Grid Analysis Study</u>, prepared by Kimley-Horn & Associates for the Miami-Dade Metropolitan Planning Organization (MPO) in 2007, all of the local roadways in Miami Springs are operating at an acceptable standard of D or better. At that time the population of the City is estimated to have been about 13,780.</p> <p>Based on the City's most recent population projections for its five- and ten-year planning periods (13,934 in 2017 and 14,009 in 2022, respectively) population growth since 2007 will have amounted to only 1.1% by 2017 and just 1.7% by the year 2022. It is entirely unlikely that such limited population growth will result in increases in traffic along any of the City's local roadways sufficient to exceed the City's adopted level of service D any time during the planning period.</p> <p>(2) The MPO's 2015 LRTP projected the Future LOS for Curtiss Parkway as D and East Drive was expected to have a level of service C in 2015. Recognizing the very limited growth expected from 2015 to 2017, it is highly unlikely the level of service in 2017 would differ significantly from that expected for 2015.</p> <p>(3) The MPO's 2035 LRTP projects these roadways to be at LOS F in the year 2035. However, given the limited growth projected in the City, it is not expected that the levels of service on these roadways within the City will degenerate to below LOS E before the year 2022, the City's long-range planning horizon.</p>			

HOUSING ELEMENT

GOAL 1 ENSURE THE AVAILABILITY OF AFFORDABLE SOUND AND DIVERSIFIED HOUSING STOCK IN MIAMI SPRINGS.

Objective 1.1 Creation of Affordable Housing

Facilitate development or preservation of renter-occupied units and owner-occupied units affordable for households earning 120 percent or less of County median income.

Policy 1.1.1

The City will encourage programs which incorporate job training, job creation or other economic solutions to address affordable housing.

Policy 1.1.2

The City shall periodically review: 1) its own development permitting procedures; 2) best current practice employed by other jurisdictions; and 3) best current practice reported in relevant professional literature. The purpose of the review shall be to determine if there are appropriate procedural and substantive changes which could facilitate more expeditious development application processing.

Policy 1.1.3

Manufactured housing shall not be prohibited in any area designated by this plan for residential use. Mobile homes shall not be permitted in the City unless they meet the same standards as manufactured homes.

Policy 1.1.4

Housing for very low income, low income and moderate income households shall not be prohibited in any area designated by this plan for residential use.

Policy 1.1.5

The City will ensure the development of affordable housing in mixed-use areas is consistent with sections of the Future Land Use Element, including Objective 1.1 to encourage the redevelopment and renewal of blighted areas, Policy 1.2.3 to seek redevelopment plans for the Downtown and the NW 36th Street Commercial Corridor and, Policy 1.9.1 to consider adequate sites are appropriate for mixed use redevelopment.

Policy 1.1.6

The City will ensure the location of affordable housing units is consistent with neighborhood character, as required in the Future Land Use Element Objective 1.1 to maintain existing and achieve new development consistent with neighborhood character, Policy 1.2.2 to formulate an overall implementation strategy and Policy 1.9.1 to provide adequate sites.

Objective 1.2 Preservation of Affordable Housing

Preserve affordable housing for all current and future residents. Preserve all of the existing units in sound condition through aggressive code enforcement and housing rehabilitation assistance.

Policy 1.2.1

The City shall enact and enforce the County minimum housing standards code or an appropriate modification enacted by the City Council.

Policy 1.2.2

The City shall from time to time informally evaluate alternate strategies to guide enforcement of the County minimum housing standards code so as to achieve maximum effectiveness. It is recognized by this policy that systematic and ad hoc inspections might be most appropriate at different times and in different sub areas of the City.

Policy 1.2.3

Through land development code setback/bulk standards and through implementation of drainage improvements, the City shall help assure the continuation of stable residential neighborhoods.

Objective 1.3 Substandard Housing

Eliminate substandard housing and show a reduction in the inventory of substandard housing units in the City.

Policy 1.3.1

Eliminate substandard housing (including those units lacking complete plumbing or lacking complete kitchen facilities), structurally and aesthetically improve, conserve, rehabilitate, and demolish substandard housing when needed.

Objective 1.4 Adequate Sites for Group Homes

Accommodate small group homes and foster care facilities in residential areas. Provide at least one group home in the City.

Policy 1.4.1

The City shall enact and enforce land development code regulations which permit HRS-licensed group homes, including foster care facilities. Such regulations shall permit small scale group homes and foster care facilities in residential areas and areas with residential character and shall otherwise be designed to meet State law in general and Chapter 419, F.S., in particular. Prior to enactment of such regulations, the City shall interpret and enforce applicable existing regulations in a manner which is fully consistent with State law and administrative code requirements pertaining to group homes.

Objective 1.5 Housing Coordination and Implementation

The Local Planning Agency (LPA) shall serve as the body to coordinate and achieve housing policy implementation in coordination with the South Florida Local Initiatives Support Corporation (LISC).

Policy 1.5.1

The City shall maintain formal communications with appropriate private and non-profit housing agencies to assure that adequate information on City housing policies flows to housing providers. A list of agencies shall include representatives from the local Board of Realtors, Builders Associations, and the South Florida Local Initiatives Support Corporation (LISC).

Policy 1.5.2

The City shall fully cooperate with any developer using County Surtax funds, the County Housing Finance Agency or other subsidy mechanisms.

Objective 1.6 Historically Significant Housing

Identify and preserve historically significant residential structures.

Policy 1.6.1

Retain, revise as may be appropriate, and enforce the City's historic preservation ordinance.

Policy 1.6.2

Vigorously enforce existing building maintenance codes in order that historic structures do not fall into such severe states of disrepair that they cannot feasibly be brought up to standard condition.

INFRASTRUCTURE ELEMENT

GOAL 1 **PROVIDE AND MAINTAIN THE PUBLIC INFRASTRUCTURE IN A MANNER THAT WILL ENSURE WATER QUALITY, CONSERVE NATURAL RESOURCES AND PROTECT THE PUBLIC HEALTH, SAFETY, AND QUALITY OF LIFE FOR MIAMI SPRINGS RESIDENTS.**

Objective 1.1 **Correct Drainage Deficiencies Increase Drainage Capacity**

Correct existing drainage facility deficiencies and increase drainage facility capacity. Upgrade the drainage system so that stormwater outfalls into the Miami River Canal fully meet National Pollution Discharge Elimination System (NPDES) standards. Upgrade on site drainage standards to ensure that private properties retain at least the first one inch of stormwater on site and permit no more runoff after development than before development.

Policy 1.1.1

The City shall enact and enforce land development code provisions that require one inch of on-site drainage detention, post development runoff equal to or less than pre development runoff, erosion control, a minimum percentage of pervious open space, maintenance of swales, drainage level-of-service standards, and other environmentally sensitive land protection measures. These requirements shall be designed to help ensure full compliance with the specific standards set forth in Objective 1.1, above. Such provisions shall be consistent with this plan and with the applicable Florida statutory and administrative code requirements. They shall also be consistent with applicable standards promulgated by the South Florida Water Management District; the South Florida Regional Planning Council; the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs; the Florida Department of Environmental Protection; and/or other agencies with relevant jurisdiction and/or information.

Policy 1.1.2

The City shall continue to follow the recommendations of the May 1995 *Stormwater Management Masterplan* prepared by Post, Buckley Schuh & Jernigan as further defined in the priorities identified in the April 2001 *Stormwater Master Plan Update*. The policy and planning implications of the Post, Buckley, Schuh & Jernigan, Inc. studies are incorporated herein by reference.

Policy 1.1.3

The City will determine the need for laboratory testing of pollutant loads in its six stormwater outfalls.

Policy 1.1.4

The City shall update its Stormwater Management Master Plan as necessary to ensure the continued efficacy of its provisions to upgrade the storm sewer system in accordance with the specific standards of Objective 1.1 above.

Objective 1.2 Correct Solid Waste Deficiencies Increase Solid Waste Capacity

In general, correct existing solid waste system deficiencies and increase solid waste system capacity. In particular, achieve the most cost-effective solid waste collection system.

Policy 1.2.1

The City will continue to make any recommended changes in the solid waste collection system, including the recycling component.

Objective 1.3 Correct Potable Water Deficiencies

To correct existing potable water system deficiencies and otherwise improve potable water service.

Policy 1.3.1

The City shall coordinate with Miami-Dade County Water and Sewer Department to identify and correct potable water deficiencies in the City.

Policy 1.3.2

The City shall coordinate with Miami-Dade County Water and Sewer Department to plan for infrastructure improvements and expansions to serve new development and redevelopment.

Policy 1.3.3

The City will support the SFWMD and Miami-Dade County water reuse projects and implementation of new regulations or programs designed to increase the volume of reclaimed water used and public acceptance of reclaimed water.

Policy 1.3.4

The City will coordinate with Miami-Dade County in the adoption and updates to the Water Supply Plan.

Objective 1.4 Level of Service

Continue to secure adequate water supply and potable water treatment capacity to meet the City's adopted level of service (LOS) standards; see policies for measurable standards.

Policy 1.4.1

Sanitary Sewers: Regional wastewater treatment plants shall operate with a physical capacity of no less than the annual average daily sewage flow. Effluent discharged from wastewater treatment plants shall meet all federal, State and County standards. The system shall maintain the capacity to collect and dispose of 102 percent of average daily sewage demand for the preceding 5 years.

Policy 1.4.2

Potable Water: The City shall secure adequate potable water supply from the Miami-Dade Water and Sewer Department. In addition, the City shall enforce the following standards through its interlocal agreement with the Miami-Dade Water and Sewer Department:

- a) The regional treatment system shall operate with a rated maximum daily capacity of no less than 2 percent above the maximum daily flow for the preceding year, and an average daily capacity 2 percent above the average daily system demand for the preceding 5 years.
- b) Water shall be delivered to users at a pressure of no less than 20 pounds per square inch (psi) and no greater than 100 psi. Unless otherwise approved by the Miami-Dade Fire Department, minimum fire flows based on the land use served shall be maintained as follows:

<u>Land Use</u>	<u>Min. Fire Flow (gpm)</u>
Single Family Residential Estate	500
Single Family and Duplex; Residential on minimum lots of 7,500 sf	750
Multi-Family Residential; Semiprofessional Offices	1,500
Hospitals; Schools	2,000
Business and Industry	3,000

- (c) Water quality shall meet all federal, state, and county primary standards for potable water.
- (d) Countywide storage capacity for finished water shall equal no less than 15 percent of the countywide average daily demand.

Policy 1.4.3

Drainage: All nonresidential development and redevelopment shall adequately accommodate runoff to meet all Federal, state and local requirements. Stormwater shall be treated in accordance with the state code. One inch of runoff shall be retained on site. Post-development runoff shall not exceed peak pre-development runoff.

Policy 1.4.4

Solid Waste: The County solid waste disposal system shall maintain a minimum of five years capacity. For City planning purposes, a generation rate of 5.2 pounds per person per calendar day shall be used.

Objective 1.5 Water Conservation

Implement water conservation initiatives recommended by Miami-Dade County, the South Florida Water Management District, the Florida Department of Environmental Protection and the City's Utilities Department.

Policy 1.5.1

The City shall enact and enforce land development code and other regulations that include: 1) water conservation-based irrigation requirements; 2) water conservation-based plant species requirements derived from the South Florida Water Management District's list of native species and other appropriate sources; 3) lawn watering restrictions; 4) mandatory use of ultra-low volume water saving devices for substantial rehabilitation and new construction; and 5) other water conservation measures, as feasible. The City will comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County. All future development will comply with the landscape standards in Sections 18-A and 18-B of Miami-Dade County Code.

Policy 1.5.2

The City shall promote education programs for residential, commercial and other uses which will discourage waste and conserve potable water. The City will coordinate with the Miami-Dade Water and Sewer Department on this matter whenever possible.

Policy 1.5.3

The City shall collaborate with the Miami-Dade County Water and Sewer Department efforts to identify and reduce non-revenue water.

Policy 1.5.4

The City shall coordinate future water conservation efforts with the Miami-Dade Water and Sewer Department and the South Florida Water Management District to ensure that proper techniques are applied. In addition, the City shall continue to support and expand existing goals, objectives and policies in the comprehensive plan that promote water conservation in a cost-effective and environmentally sensitive manner.

Policy 1.5.5

The City will continue to actively support the SFWMD and Miami-Dade County in the implementation of new regulations or programs that are designed to conserve water during the dry season. The City will also comply with the water conservation requirements of the Miami-Dade County Code.

CONSERVATION ELEMENT

GOAL 1 PRESERVE AND ENHANCE SIGNIFICANT NATURAL RESOURCES IN MIAMI SPRINGS.

Objective 1.1 Air Quality

In general, protect air quality. In particular, achieve or maintain applicable standards as established by the U.S. Environmental Protection Agency.

Policy 1.1.1

Facilitate more efficient transportation services and facilities (including public transit facilities, bicycle facilities and pedestrian facilities) by pursuing the objectives and policies set forth in the Transportation Element.

Policy 1.1.2

Emissions of fumes and vapors from all hazardous waste facilities shall be controlled, and these facilities shall comply with Lowest Achievable Emission Rates. Vapor control systems shall be required to reduce hydrocarbon emissions from vehicles being filled at gas stations.

Policy 1.1.3

Require oxygen renourishing landscaping as a part of new private development.

Policy 1.1.4

Provide oxygen renourishing landscape for public grounds.

Policy 1.1.5

The City shall encourage the State of Florida and Miami-Dade County departments to establish permanent air quality monitoring stations in Miami Springs and other areas impacted by Miami International Airport.

Objective 1.2 Water Supply Quantity and Quality

In general, conserve, appropriately use and protect the quality and quantity of current and projected water sources. In particular, upgrade the drainage system so that stormwater outfalls into the Miami River Canal fully meet National Pollution Discharge Elimination System (NPDES) standards. Upgrade on site drainage standards to ensure that private properties retain at least the first one inch of stormwater on site and permit no more runoff after development than before development.

Policy 1.2.1

The City shall cooperate with the Miami-Dade County Water and Sewer Department and other Miami-Dade County departments to help ensure that wellfields and cones of influence are protected. Protection measures shall include restrictions on uses. No new facilities that use, handle, generate, transport or dispose of hazardous wastes shall be permitted within wellfield protection areas, and all existing facilities that use, handle, generate, transport or dispose of more than the maximum allowable quantity of hazardous wastes (as specified in Chapter 24-12.1 of the Code of Miami-Dade County, as may be amended) within wellfield protection areas shall be required to take substantial measures such as secondary containment and improved operating procedures to ensure environmentally safe operations.

Policy 1.2.2

The City shall also prohibit the deposit of solid waste or industrial waste including spent oils, gasoline by-products or greases accumulated at garages, filling stations and similar establishments that create a health or environmental hazard upon any vacant, occupied or unoccupied premises, parkway or park, and in any canal or waterway within the City.

Policy 1.2.3

The City shall ensure that the water quality in the traditional and new alternative water supply sources is protected.

Objective 1.3 Water Supply

To support the City's potable water suppliers in the development of alternate water supply sources as approved by the South Florida Water Management District and to further conserve potable water during emergency situations.

Policy 1.3.1

The City will continue to enforce emergency water conservation ordinance based on both the South Florida Water Management District model ordinance and any specific SFWMD requirements. In addition, the City will work with SFWMD to create a plan which allows for alternative water supply development funding, more comprehensive regional water supply plans, and enhanced consumptive use permitting.

Policy 1.3.2

Miami Springs shall support agencies that supply potable water to the City (through intergovernmental coordination) in the development of alternate water supply sources as approved by the SFWMD.

Objective 1.4 Vegetative Communities, Soils Wildlife Habitat and Wildlife

In general, develop, conserve, appropriately use and protect native vegetative communities for their own sake and to protect soils, wildlife habitat and wildlife. In particular, achieve some enhancement and expansion of native vegetative communities, including fisheries and marine habitat.

Policy 1.4.1

The City shall retain an appropriate professional with expertise in native vegetation to monitor areas for which the City has maintenance responsibility and on which is located native vegetation. The expert will prepare appropriate reports and recommendations for enhancing native vegetation. This policy shall only be implemented if the City has adequate resources to meet this and all higher priority undertakings.

Policy 1.4.2

The City shall evaluate the feasibility of incorporating recommendations derived from the implementation of Policy 1.4.1 above into the Capital Improvements Budget or the operating budget.

Policy 1.4.3

The City shall prohibit the deposit of solid waste or industrial waste including spent oils, gasoline by-products or greases accumulated at garages, filling stations and similar establishments that create a health or environmental hazard upon any vacant, occupied or unoccupied premises, parkway or park, and/or in any lake, canal or waterway within the City.

Policy 1.4.4

The City shall take feasible actions which may be identified from time to time as tending toward the protection of natural functions of soils, fisheries, wildlife habitats, rivers, bays, lakes, floodplains, harbors, wetlands and marine habitats. To the extent feasible, City staff shall monitor professional literature, attend conferences and consult with interested parties in order to identify potential actions.

Policy 1.4.5

The City shall continue to promote, develop and maintain itself as a bird sanctuary in which it is prohibited for any person to injure, kill, hunt, destroy, capture or molest any endangered, threatened, rare, or species of special concern or any bird; except those persons holding a valid permit to destroy birds for scientific purposes issued by the U.S. Fish and Wildlife Service, Department of the Interior.

Policy 1.4.6

Certain exotic pest plants shall not be sold, propagated, or planted within the City. If existing on a site to be developed or redeveloped, they shall be removed prior to development. Certain other exotic plants, which are documented to be invasive pests in natural areas, (by the Florida Exotic Pest Plant Council; the Miami-Dade County Department of Parks, Recreation and Open Space's Natural Area's Management Program; and the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs) may not be planted within 500 feet of the native plant communities that they are known to invade. These species referenced in this policy are listed in Tables 5.1 and 5.2.

Policy 1.4.7

The City shall promote beautification with an annual clean-up drive for canal shorelines in conjunction with normal trash pick-up activities

Policy 1.4.8

The City shall implement appropriate measures to ensure the maintenance of the Melrose/Esplanade Canal by Miami-Dade County and or the City of Miami Springs.

Objective 1.5 Floodplain Protection

Protect and conserve the natural functions of existing floodplains. This objective shall be measured by implementation of its supporting policies.

Policy 1.5.1

The City shall enact and enforce land development code provisions governing floodplain protection. Such provisions shall be consistent with this plan and with the applicable Florida statutory and administrative code guidelines. Floodplain protection regulations shall be consistent with applicable standards promulgated by the South Florida Water Management District; the South Florida Regional Planning Council; the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs; the Florida Department of Environmental Protection; and/or other agencies with relevant jurisdiction and/or information. The City shall revise as necessary and enforce flood hazard reduction regulations to ensure: 1) adequate drainage paths around structures to guide storm water runoff; 2) for residential buildings in AE zones, the elevation of the lowest floor and mechanical equipment above the base flood elevation; 3) for nonresidential buildings in AE zones, either the elevation of the lowest floor and mechanical equipment above the base flood elevation or the flood proofing of habitable areas below the base flood elevation; 4) the prohibition of structural fill. The enumeration of specific features of the of flood protection-regulations contained herein shall be interpreted as establishing minimum standards for City regulations, not as precluding additional or higher standards which may have a legitimate public purpose. In addition, the City shall participate in the Community Rating System of the National Flood Insurance Program.

Table 5.1:
Exotic Species not to be Planted and to be
Removed from Development Sites where they Exist

Species – Latin Name	Species Common Name
<i>Abrus precatorius</i>	Rosary pea
<i>Acacia auriculiformis</i>	Earleaf acacia
<i>Adenanthera pavonina</i>	Red beadtrees, red sandalwood, coralwood, redwood, circassian bean tree, peacock flower-fence, coral pea, Barbados pride
<i>Albizia lebbek</i>	Woman's tongue, lebbeck tree, siris tree
<i>Antigonon leptopus</i>	Coral vine, queen's jewels
<i>Ardisia crenata</i>	Scratchthroat, coral ardisia
<i>Ardisia elliptica</i>	Shoebutt, shoebutt ardisia
<i>Bischofia javanica</i>	Javanese bishopwood, bishopwood, bischofia, toog
<i>Casuarina spp.</i>	Australian pine, sheoak, beefwood
<i>Cestrum diurnum</i>	Dayflowering jessamine, day blooming jasmine, day blooming jasmine, day jessamine
<i>Cinnamomum camphora</i>	Camphortree, camphor tree
<i>Colubrina asiatica</i>	Asian nakedwood, leatherleaf, latherleaf
<i>Cupaniopsis anacardioides</i>	Carrotwood
<i>Dalbergia sissoo</i>	Indian Rosewood, sissoo
<i>Dioscorea alata</i>	White yam, winged yam
<i>Dioscorea bulbifera</i>	Air potato, bitter yam, potato vine
<i>Eichhornia crassipes</i>	Common water-hyacinth, water-hyacinth
<i>Ficus altissima</i>	Council tree, lofty fig, banyan tree, false banyan
<i>Ficus benghalensis</i>	Banyan tree, banyan fig, Indian banyan, East Indian fig tree, bengal fig
<i>Ficus microcarpa</i>	Indian laurel, laurel fig, Malay banyan, Chinese banyan, glossy leaf banyan
<i>Flacourtia indica</i>	Governor's plum, Madagascar plum, batoko plum, ramonchi
<i>Hydrilla verticillata</i>	Waterthyme, hydrilla
<i>Hygrophila polysperma</i>	Indian swampweed, green hygro
<i>Hymenachne amplexicaulis</i>	Trompetilla, West Indian marsh grass
<i>Imperata cylindrica</i>	Cogongrass
<i>Ipomea aquatica</i>	Water-spinach
<i>Jasminum dichotomum</i>	Gold Coast jasmine
<i>Jasminum fluminense</i>	Brazilian jasmine, jazmin de trapo
<i>Leucaena leucocephala</i>	White leadtree, lead tree, jumbie bean, tan-tan
<i>Ludwigia peruviana</i>	Peruvian primrosewillow
<i>Lygodium spp. except L. palmatum</i>	Climbing fern, e.g. Old World climbing fern, Japanese climbing fern
<i>Macfadyena unguis-cati</i>	Catclawvine
<i>Melaleuca quinquenervia</i>	Punk tree, melaleuca, cajeput, paperbark tree, tea tree, swamp tea tree
<i>Melia azedarach</i>	Chinaberrytree, Chinaberry
<i>Merremia tuberosa</i>	Spanish arborvine, yellow morning-glory, woodrose, Hawaiian woodrose, ceylon morning glory, Spanish wood vine
<i>Mimosa pigra</i>	Black mimosa, Catclaw mimosa
<i>Neyraudia reynaudiana</i>	Burmareed, silkreed
<i>Paederia spp.</i>	Sewervine, skunkvine, onion vine
<i>Panicum repens</i>	Torpedograss

<i>Pennisetum purpureum</i>	Elephantgrass, Napiergrass
<i>Pistia stratiotes</i>	Water lettuce
<i>Pueraria montana</i> var. <i>lobata</i>	Kudzu
<i>Rhodomyrtus tomentosa</i>	Rose myrtle, Downy rose-myrtle
<i>Rhynchelytrum repens</i>	Rose natalgrass, Natal grass
<i>Ricinus communis</i>	Castorbean, castor oil plant, palma christi, wonder tree
<i>Sapium sebiferum</i>	Popcorn tree, Chinese tallow tree
<i>Scaevola taccada</i>	Beach naupaka, scaevola, half-flower
<i>Schefflera actinophylla</i>	Australian umbrella tree, octopus tree, Queensland umbrella tree, umbrella tree, rubber tree, starleaf
<i>Schinus terebinthifolius</i>	Brazilian pepper, Christmas berry tree, Florida holly
<i>Senna pendula</i> var. <i>glabrata</i>	Valamuerto, Climbing cassia, Christmas cassia, Christmas senna
<i>Solanum tampicense</i>	Aquatic soda apple, wetland nightshade
<i>Solanum viarum</i>	Tropical soda apple
<i>Talipariti tiliaceum</i>	Mahoe, sea hibiscus, yellow mahoe
<i>Tectaria incisa</i>	Incised halberd fern
<i>Thespesia populnea</i>	Portia tree, seaside mahoe, cork tree, false rosewood
<i>Tribulus cistoides</i>	Puncture vine, burrnut, Jamaican feverplant, billy-goat weed, large yellow caltrop
<i>Urochloa mutica</i>	Paragrass

Table 5.2:
Exotic Species not to be Planted within 500 feet of Native Plant Communities

Species Latin Name	Species Common Name
<i>Bauhinia variegata</i>	orchid tree
<i>Bauhinia purpurata</i>	orchid tree
<i>Calophyllum calaba</i>	Mastwood
<i>Catharanthus roseus</i>	Madagascar periwinkle
<i>Derris Indica</i>	pongam
<i>Eugenia uniflora</i>	Surinam cherry
<i>Epipremnum pinnatum</i> cv. <i>Aureum</i>	pothos
<i>Kalanchoe pinnata</i>	life plant
<i>Lantana camara</i>	Lantana
<i>Murraya paniculata</i> (orange jessamine)	orange jessamine
<i>Pittosporum tobira</i> (pittosporum)	Japanese pittosporum
<i>Pouteria campechiana</i>	canistel
<i>Psidium guyava</i>	Guava
<i>Psidium littorale</i>	Cattley guava
<i>Rhoeo spathacea</i>	oyster plant
<i>Sansevieria hyacinthoides</i> (= <i>S. trifasciata</i>)	bowstring hemp
<i>Syngonium podophyllum</i>	arrowhead
<i>Syzygium cumini</i>	jambolan; Java plum
<i>Syzygium jambos</i>	rose apple
<i>Terminalia catappa</i>	tropical almond
<i>Washingtonia</i> spp.	Washington Palm
<i>Wedelia trilobata</i>	wedelia
<i>Zebrina pendula</i>	wandering zebree

RECREATION AND OPEN SPACE ELEMENT

GOAL 1 PROVIDE A DESIRABLE LEVEL OF PUBLIC RECREATION AND OPEN SPACE FACILITIES TOGETHER WITH SUPPLEMENTAL PRIVATE RECREATION AND OPEN SPACE FACILITIES.

Objective 1.1 Access to Recreation Sites

In general, ensure access to identified sites, including freshwater shores. In particular, expand and protect public access to existing recreation sites, school sites, and the Miami River Canal shore line.

Policy 1.1.1

The City shall seek collocation agreements, whenever feasible, with the Miami-Dade County School Board to make school recreational facilities accessible to the residents and with the Miami-Dade County Water and Sewer Department, and other appropriate agencies to assure resident's access to appropriate public facilities.

Objective 1.2 Public-Private Coordination

In general, coordinate public and private resources to meet recreation demand.

Policy 1.2.1

The City of Miami Springs shall work with public agencies; such as Miami-Dade County Department of Permitting, Environment and Regulatory Affairs; the Army Corp of Engineers; the Florida Department of Environmental Protection; the South Florida Water Management District; Miami-Dade County School Board and private sector organizations and corporations, through the zoning process and other recreation and open space initiatives, to expand, enhance and improve recreation/open space facilities.

Objective 1.3 Adequate and Efficient Provision of Public Recreation Facilities and Open Space

In general, ensure that parks and recreation facilities are adequately and efficiently provided.

Policy 1.3.1

The City shall aggressively seek additional acreage designated for Recreation and Open Space uses and shall reserve for recreation use all of the City-owned land designated for recreation on the Future Land Use Map and designated in the inventory of recreation facilities included as Exhibit 1 for the Recreation

and Open Space Element.

Policy 1.3.2

The land area designated as the City of Miami Springs Municipal Golf Course shall be regulated with an appropriate Future Land Use Map designation and an appropriate zoning map designation to provide for its use as a golf course.

Policy 1.3.3

The City shall maintain agreements and pursue new collocation agreements permitting local recreation use of Miami-Dade County and the Miami-Dade County School Board sites in the City.

Policy 1.3.4

The City shall continue to apply for State and Federal grant funds for the expansion and improvement of public recreation and open space.

Policy 1.3.5

The City shall invest its own funds and/or pursue other financing to acquire and develop bicycle and pedestrian paths and other access along City canals, including the Miami River Canal and the Ludlam Canal.

Policy 1.3.6

For recreational sites, a level of service standard shall be set at 2.0 acres of per one thousand (1,000) permanent population. This standard shall be incorporated in the Land Development Code. The 2.0 acre per 1,000 standard shall be in addition to the Miami Springs Golf Course.

Policy 1.3.7

The City shall create a Recreation and Open Space Master Plan by 2016 which will address the current and future needs of City residents, possible sites for new projects as well as coordination and integration of recreation and open space goals with the other Elements of the Comprehensive Plan. The Plan will include potential funding sources that will allow the enhancement and expansion of the City's recreation and open space system.

Objective 1.4 Provision of Private Open Space

Assure the provision of open space by private enterprise.

Policy 1.4.1

The City shall enact and enforce land development code standards and incentives to achieve open space and landscaping requirements. Open space and landscaping requirements shall specify above average quantities of plant and other landscaping material and extensive use of native and water conserving plant materials and design techniques for non-residential uses. Landscaping regulations shall include, but not necessarily be limited to, establishing a minimum number of trees based on lot size and/or lot frontage, establishing minimum requirements for other plant material, and establishing irrigation restrictions which minimize water loss due to evaporation. Regulations shall address site perimeters, parking lots and residential buffers.

**Table 6.1:
Recreation Inventory**

Existing Public Facilities in the City: Recreational facilities on public land and accessible to the general population of the Miami Springs are depicted on Figure 1.1, Existing Land Use Map. The key numbers on that map correspond to the following list:

1. Cinema Park (City Tennis Courts) 401 Westward Drive Size: 1.0 acres Facilities: Five lighted tennis courts; lighted handball court	Type: Community
2. Circle Park Curtiss Parkway at Miami Springs Circle Size: 1.6 acres Facilities: Passive park with benches	Type: Neighborhood
3. Crane Park Quail Avenue and N Royal Poinciana Boulevard Size: 1.0 acres Facilities: Passive park	Type: Neighborhood
4. De Leon Park De Leon Drive Size: 0.3 acres Facilities: Passive park with benches	Type: Neighborhood
5. East Drive Field (Stafford Park) East Drive and Labaron Drive Size: 9.2 acres Facilities: Lighted baseball; lighted softball; lighted soccer; lighted VITA course; to lot; picnic area	Type: Community
6. Prince Field 1400 Westward Drive Size: 3.6 acres Facilities: Football; baseball; softball; soccer; track; tot lot; 1,535 sq. ft. field house	Type: Community
7. Ragan Park Labaron Drive between Lee Drive and Ragan Drive Size: 1.0 acres Facilities: Passive park	Type: Neighborhood
8. Recreation Center 1401 Westward Drive Size: 3.6 acres Facilities: Indoor gymnasium; swimming pool; administrative office	Type: Community
9. Rio Vista Drive Park Rio Vista Drive and North Royal Poinciana Boulevard Size: 0.6 acres Facilities: Passive Park	Type: Neighborhood
10. South Bass Lake Park Bluebird Avenue South to lake Size: 0.5 acres Facilities: Passive park	Type: Neighborhood
11. Dove Avenue Park/Peony Field N. Royal Poinciana Boulevard and Dove Avenue Size: 5.8 acres Facilities: Playing fields	Type: Community
Canal Bank, Parkway & Traffic Islands	
12. Canal Bank of C-6 Miami Canal Dove Avenue to Redbird Avenue	Size: 2.1 acres
13. Parkway at Azure Way	Size: 0.2 acres
14. Traffic Island at Corydon Drive & Lenape (pump station)	Size: 0.1 acres
15. Traffic Island /Triangle at Hunting Lodge Drive, Lenape Drive, Melrose Canal	Size: 0.4 acres
16. Traffic Island / Triangle at Lake Drive & Morningside Drive	Size: 0.1 acres
17. Traffic Island at North Royal Ponciana Boulevard & Starling Avenue	Size: 0.4 acres
18. Yacht Basin (Outgoing Bridge)	Size: 0.9 acres

Total Community Park Acreage:	23.2 Acres
Total Neighborhood Park Acreage:	4.5 Acres
Total Canal Bank, Parkway and Traffic Island:	4.2 Acres
Total of all Park Acreage:	32.0 Acres

City of Miami Springs Golf Club: The City of Miami Springs Golf Club occupies approximately **176.5 acres** of Miami Springs.

Additional Open Space: Additional open space facilities exist within platted road rights-of-way. These include the center parkway of Curtiss Parkway, which includes a bike path flanked by rows of live oaks, the area between the Canal Street pavement and the C-6 Canal, including the improved passive park area east of the bus shelter, and traffic circles at Beverly Drive and White thorn Drive Beverly Drive and Glendale Drive, South Drive and Pinecrest Drive, and De Soto Drive and Labaron Drive.

INTERGOVERNMENTAL COORDINATION ELEMENT

GOAL 1 TO MAINTAIN OR ESTABLISH PROCESSES TO ASSURE COORDINATION WITH OTHER GOVERNMENTAL ENTITIES WHERE NECESSARY TO IMPLEMENT THIS PLAN.

Objective 1.1 Coordinate with the Plans of Other Jurisdictions and Agencies

In general, coordinate the Miami Springs Comprehensive Plan with the plans of adjacent jurisdictions and agencies. In particular, achieve maximum feasible levels of consistency between the plans for Miami Springs, the Miami-Dade County School Board, Miami-Dade County, Virginia Gardens, Hialeah, the South Florida Water Management District, and the Florida Department of Transportation.

Policy 1.1.1

The City shall monitor the planning process as the Miami-Dade County Comprehensive Development Master Plan is updated and revised.

Policy 1.1.2

The City shall monitor the planning process as the Virginia Gardens, Hialeah, and Medley Comprehensive Plans are updated and revised.

Policy 1.1.3

The City shall maintain active participation in the Miami Springs/Virginia Gardens Miami International Airport Ad Hoc Committee. Pursuant to such participation the City shall pursue implementation of the Ad Hoc Committee's Phase I program or an appropriate modification thereof.

Policy 1.1.4

The City shall actively coordinate with South Florida Water Management District in its efforts pertaining to the development and implementation of its *Five-Year Lower East Coast Water Supply Plan*.

Policy 1.1.5

Miami Springs shall adopt and implement a water supply facilities work plan for at least a ten-year planning period that reflects coordination with the South Florida Water Management District's Lower East Coast Water Supply Plan Update within 18 months after updates or amendments to it are approved by the District.

Policy 1.1.6

Miami Springs shall actively support its potable water supply provider's efforts to develop alternate water supply sources as approved by the SFWMD.

Policy 1.1.7

Miami Springs' staff shall meet annually with Miami-Dade Water and Sewer Department to coordinate and verify information related to the City's projected water supply needs and the County's commitment to supply that projected demand.

Policy 1.1.8

The City shall maintain active participation in the planning process of the Miami-Dade County Aviation Department with respect to Miami International Airport planning.

Policy 1.1.9

The City shall actively participate in the planning activities of the Miami-Dade County Public Works Department, Highway Division.

Policy 1.1.10

The City shall coordinate with the Miami-Dade County Department of Planning, Development and Regulation in the administration of the South Florida Building Code.

Policy 1.1.11

The City shall coordinate with the Metropolitan Department of Planning, Development and Regulation in the administration of the Miami-Dade County Subdivision Regulations (Chapter 28 of the Miami-Dade County Code, as may be amended).

Policy 1.1.12 - Reserved

Policy 1.1.13 - Reserved

Policy 1.1.14

The City shall apply with the Miami-Dade County Office of Community and Economic Development (OCED) for housing purchase, rehabilitation and code enforcement funds under Miami-Dade County's Community Development Block Grant Program. The City shall also encourage homeowners, non-profit organizations, and local businesses to apply to

programs that offer housing and business development funding by disseminating information regarding such programs.

Policy 1.1.15

The City shall actively cooperate and coordinate with the Florida Department of Transportation, District 6 Office, and the Metropolitan Planning Organization in their planning for state roads, transit facilities and services and aviation facilities and services in and near the City.

Policy 1.1.16

The City shall maintain an active dialogue with the Miami-Dade County School Board staff relative to any plans for schools within the City and/or for schools which otherwise serve the people of the City.

Policy 1.1.17

The City shall actively cooperate with South Florida Water Management District efforts pertaining to maintenance and operation of the Miami River Canal and other flood control measures.

Policy 1.1.18

The City shall consider as appropriate the informal mediation process of the South Florida Regional Planning Council in order to try to resolve annexation and other conflicts with other governmental entities; the City will enter into mediations on a nonbinding basis.

Policy 1.1.19

The City shall review the relationship of the proposed Future Land Use Map and all amendments thereof to development and development plans in adjacent communities.

Policy 1.1.20

The City of Miami Springs, in conjunction with Miami-Dade County, Miami-Dade County Public Schools and other affected municipalities, shall follow the procedures established in the adopted Amended and Restated Interlocal Agreement for Public School Facilities Planning in Miami-Dade County (Interlocal Agreement) for coordination and collaborative planning and decision making of land uses, public school facilities siting, decision making on population projections, location and extension of public facilities subject to concurrency, and siting of facilities with countywide significance.

Policy 1.1.21

The City shall coordinate its planning and permitting processes with Miami-Dade County, Miami-Dade County Public Schools, and other parties of the Interlocal Agreement consistent with the procedures established within the Interlocal Agreement as follows:

1. Review and update of the annual Public Schools Work Program, containing the financially feasible schedule of capital improvements for school facilities needed to achieve and maintain the adopted level of service standards in all concurrency service areas (CSAs) and/or districtwide.
2. Coordinate County and municipal land use planning and permitting processes with Miami-Dade County Public Schools' site selection and planning process to ensure future school facilities are consistent and compatible with land use categories and enable a close integration of existing and planned school facilities and the surrounding land uses.
3. Coordinate the preparation of County and municipal projections for future development with Miami-Dade County Public Schools' school enrollment projections to ensure consistency between the County and municipal future land use maps and the long term school planning process.
4. Coordinate with Miami-Dade County Public Schools through the Staff Working Group and other committees (as established through the Interlocal Agreement) regarding the preparation of County and municipal annual comprehensive plan updates and the School Board's annual update of the Work Program to ensure consistency between the plans.
5. Coordinate with Miami-Dade County Public Schools on the planning, siting, land acquisition, permitting and development of new school facilities to ensure the availability of public facilities, services and grounds, especially for purposes of exploring collocation opportunities.
6. Revise County and municipal land development codes and Miami-Dade County Public Schools policies to establish a public school concurrency system.

Policy 1.1.22

Miami Springs shall coordinate with Miami-Dade County, Miami-Dade County Public Schools, and other parties to the Interlocal Agreement during updates or amendments to the City's Comprehensive Plan and updates or amendments for long-range plans for School Board facilities. Amendments to the Public Education Facilities Element shall be initiated following the procedures of the Interlocal Agreement and amendments to the Capital Improvements Element to incorporate the School Board's adopted Work Program shall occur annually.

Policy 1.1.23

Miami Springs shall coordinate with adjacent local governments in providing procedures for joint planning areas.

Objective 1.2 Coordinate Impact of Development

Establish mechanisms to coordinate the impact of development proposed in the City Comprehensive Plan with other jurisdictions.

Policy 1.2.1

Miami Springs shall consider initiating, revising and maintaining, as may be appropriate, interlocal agreements generally of the type described below:

Provision of School Board Sites for City Recreation Use: A lease or other agreement by which the City of Miami Springs would commit to develop and maintain recreation facilities on School Board sites.

Provision of City Sites for School Board Recreation Use: A lease or other agreement by which the City would provide sites for School Board recreation use.

Use of Dade County School Board Facilities: An agreement to cooperate and coordinate with the Dade County School Board for community use of public school grounds within the City.

Policy 1.2.2

The City shall assist the County in providing information to the residents of the City about services provided directly or indirectly by the County, e.g., solid waste, potable water, sewers, transit and hurricane response planning. Such information may be disseminated through a City newsletter, City Hall counter handouts, notices posted at the City Hall, and/or other appropriate means.

Policy 1.2.3

The City will thoroughly review and compare proposed development in Miami-Dade County, Virginia Gardens, Hialeah and Medley with proposed development in the Miami Springs Comprehensive Plan for consistencies and conflicts between identical elements and between plans as a whole. Where appropriate, Miami Springs will respond at public hearings, through memoranda, or through the regional planning council's mediation process. Where appropriate, Miami Springs will consider the comments of other jurisdictions made at Miami Springs' public hearings or otherwise communicated to the City.

Objective 1.3 Coordinate Level of Service Standards

Ensure coordination with Miami-Dade County in establishing level-of-service standards for: 1) roads; 2) transit service; 3) sanitary sewage; 4) potable water; and 5) solid waste.

Policy 1.3.1

Miami Springs shall monitor changes to the adopted level-of-service standards of Miami-Dade County and adjust its own level-of-service standards accordingly.

Policy 1.3.2

The City shall coordinate with Miami-Dade County Public Schools, Miami-Dade County and other parties to the Interlocal Agreement to establish and maintain adopted Level of Service Standards (including interim LOS standards) for public school facilities and any amendments affecting public school concurrency.

CAPITAL IMPROVEMENTS ELEMENT

GOAL 1 UNDERTAKE CAPITAL IMPROVEMENTS NECESSARY TO PROVIDE ADEQUATE INFRASTRUCTURE AND A HIGH QUALITY OF LIFE FOR RESIDENTS OF MIAMI SPRINGS USING SOUND FISCAL PRACTICES.

Objective 1.1 Annual Capital Improvements Programming Process

In general, use the capital improvements element as a means to correct existing deficiencies, accommodate desired future growth and replace obsolete or worn-out facilities. In particular, use this Element as the framework to monitor public facility needs and prepare the annual capital budget and five-year Capital Improvements Program.

Policy 1.1.1

In setting priorities, the following kinds of criteria shall be used by the City Council; in all cases, budget impact will be assessed:

- Public safety projects: any project to reduce a threat to public health or safety.
- Quality of life projects: any project that would enhance the quality of life, such as a public streetscape improvement project.
- Level of service or capacity projects: any project needed to maintain an adopted or otherwise desirable Level of Service.
- Redevelopment projects: any project that would assist in the revitalization of deteriorated non-residential properties.
- Environmental enhancement projects: any project which would enhance the environmental quality of the Miami River Canal, the Ludlam Canal, the Melrose Canal, the Esplanade Canal or natural resources.

Policy 1.1.2

The City shall prudently limit the amount of debt it assumes for capital improvements or other purposes. At a minimum, the City shall not assume debt obligations which would result in the City exceeding the debt ratios established by state law and City Charter.

Policy 1.1.3

The City shall maintain a current inventory of all City-owned capital facilities, to include information on type, capacity, current and committed demand, location and condition.

Policy 1.1.4

The City shall regularly schedule inspections of all capital facilities to monitor and record the condition of each.

Policy 1.1.5

The City shall use designated funding mechanisms such as the drainage utility and sewer assessments to the maximum extent feasible thereby freeing up general funds (and general obligation bonds) for such City-wide projects as park land acquisition and streetscape work as outlined in the policies of other Comprehensive Plan elements.

Policy 1.1.6

The City shall prepare and adopt each year a five year capital improvements program to include all projects which entail expenditures of at least \$50,000. Staff and engineering studies and other appropriate studies shall form the basis for preparation of a five-year capital improvement program, including one year capital budget.

Policy 1.1.7

The City will implement the projects listed in the capital improvement program. A plan amendment shall be required to eliminate, defer, or delay construction of any road or mass transit facility or service which is needed to maintain the adopted LOS and which is listed in the five-year schedule of capital improvements.

Policy 1.1.8

Amendments to the Capital Improvements Element shall be made annually to set forth a plan which demonstrates that the adopted LOS standards will be achieved and maintained through the five-year planning horizon.

Objective 1.2 Coordinate Land Use, Financial Resources and Level of Service Standards

To coordinate future land use decisions with existing and planned capital facilities using the adopted level of service standards contained in this Element.

Policy 1.2.1

The following Level of Service (LOS) standards shall be maintained:

Streets: The City shall regulate the timing of development to maintain at least the following peak period hour Level of Service standards on roadways that

lie within its municipal boundaries:

- The level of service standard adopted by the Miami-Dade County Comprehensive Development Master Plan for all state and county roadways within Miami Springs.
- Level of service "D" for all local roads within Miami Springs.

For the purpose of this policy, the "peak period hour" or PPH shall be the average of the two highest consecutive hours.

Sanitary Sewers: The City shall secure adequate wastewater treatment capacity from the Miami-Dade Water and Sewer Department. Regional wastewater treatment plants shall operate with a physical capacity of no less than the annual average daily sewage flow. Effluent discharged from wastewater treatment plants shall meet all federal, State and County standards. The system shall maintain the capacity to collect and dispose of 102 percent of average daily sewage demand for the preceding 5 years.

Potable Water: The City shall secure adequate potable water supply from the Miami-Dade Water and Sewer Department. In addition, the City shall enforce the following standards through its Interlocal agreement with the Miami-Dade Water and Sewer Department:

- a) The regional treatment system shall operate with a rated maximum daily capacity of no less than 2 percent about the maximum daily flow for the preceding year, and an average daily capacity 2 percent above the average daily system demand for the preceding 5 years.
- b) Water shall be delivered to users at a pressure of no less than 20 pounds per square inch (psi) and no greater than 100 psi. Unless otherwise approved by the Miami-Dade Fire Department, minimum fire flows based on the land use served shall be maintained as follows:

<u>Land Use Min.</u>	<u>Fire Flow (gpm)</u>
Single Family Residential Estate:	500
Single Family and Duplex: (Residential: on minimum lots of 7,500 sf)	750
Multi-Family Residential:	1,500
Semiprofessional Offices, Hospitals, Schools:	2,000
Business and Industry:	3,000

- c) Water quality shall meet all federal, state, and county primary standards for potable water.

- d) Countywide storage capacity for finished water shall equal no less than 15 percent of the Countywide average daily demand.

Drainage: All nonresidential development and redevelopment shall adequately accommodate runoff to meet all Federal, state and local requirements. Stormwater shall be treated in accordance with the state law. One inch of runoff shall be retained on site. Post-development runoff shall not exceed peak pre development runoff.

Solid Waste: The County solid waste disposal system shall maintain a minimum of five years capacity. For City planning purposes, a generation rate of 5.2 pounds per person per calendar day shall be used.

Parks: The City shall achieve and maintain a Level of Service standard of at least 2.0 acres of public park and recreation lands per 1,000 permanent population. This standard shall be maintained without including the acreage of the Miami Springs Golf Course.

Public Schools:

The adopted level of service (LOS) standard for all Miami-Dade County public school facilities is 100 percent utilization of Florida Inventory of School Houses (FISH) Capacity (with re-locatable classrooms). This LOS standard, except for Magnet Schools, is applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by the Miami-Dade County Public Schools. The adopted LOS standard for Magnet Schools is 100 percent of FISH (With re-locatable classrooms), which is calculated on a district wide basis. Level of Service standards for public school facilities apply to those traditional educational facilities, owned and operated by the Miami-Dade County Public Schools, that are required to serve the residential development within their established Concurrency Service Area. Level of Service standards do not apply to charter schools. However, the capacity of both charter and magnet schools will be credited against the impact of development. No credit against the impact of development is given for either magnet or charter schools if their district wide enrollment is at, or above, 100 percent FISH capacity.

In addition, the cities and County of Miami-Dade aspire to achieve 100 percent utilization of permanent FISH (No re-locatable Classrooms) by January 1, 2018. Miami-Dade County Public Schools shall continue to decrease the number of re-locatable classrooms over time. Public school facilities that achieve 100 percent of Permanent FISH capacity shall, to the extent possible, no longer utilize re-locatable classrooms, except as an operation solution, such as to achieve the level of service standard during replacement, remodeling, renovation or expansion of a public school facility. By December 2010, Miami-Dade County in cooperation with Miami-Dade County Public Schools will assess the viability of modifying the adopted LOS standard to 100 percent utilization of Permanent FISH (No re-locatable

Classrooms) for all CSAs.

Policy 1.2.2

The City shall continue identifying and pricing land available for park and recreation facilities so that this information can be considered in the development of the City's Fiscal Year 2011/12 – 2015/16 Capital Improvement Program.

Policy 1.2.3

Miami Springs hereby adopts by reference, the Miami-Dade Water Supply Facilities Work Plan as revised April 2008, the capital projects described therein and subsequent revisions.

Policy 1.2.4

Miami Springs shall adopt and implement a water supply facilities work plan for at least a ten-year planning period that reflects coordination with the South Florida Water Management District's Lower East Coast Water Supply Plan Update within 18 months after updates or amendments to it are approved by the District.

Policy 1.2.5

Prior to approval of a building permit or its functional equivalent, the City shall consult with the Miami-Dade County Water and Sewer Department, the City's water supplier, to determine whether supplies to serve the new development will be available no later than the anticipated date of issuance of certificate of occupancy or its functional equivalent by the City.

Objective 1.3 *The City in collaboration with Miami-Dade County Public Schools, Miami-Dade County and other parties to the Amended and Restated Interlocal Agreement for Public School Facilities Planning (Interlocal Agreement), shall ensure that public school facilities are available for current and future students consistent with available financial resources and the adopted Level of Service (LOS). This shall be measured by the School District's enrollment projections compared to the Miami-Dade County Public Schools Facilities Work Program, as adopted by reference into the Capital Improvement Element.*

Policy 1.3.1

Consistent with policies and procedures within the Interlocal Agreement, the Public Schools Facilities Work Program will contain a five-year financially feasible schedule of capital improvements to address existing deficiencies and achieve and maintain the adopted LOS. This financially feasible schedule shall be updated on an annual basis and annually adopted into the Capital Improvements Element.

The City hereby adopts, by reference, the *Miami-Dade County Public School Facilities Work Plan*, effective September 2009, authored by the Miami-Dade County Public School District and through its annual update to the Capital Improvements Schedule, will incorporate by reference the latest adopted version of the Miami-Dade County Public Schools Facilities Work Program and concurrency maps.

Policy 1.3.2

Miami-Dade County Public Schools and all parties, including the City of Miami Springs, of the Interlocal Agreement have the responsibility for providing school concurrency related capital improvements and should continually seek to expand the funding sources available to meet those requirements.

Policy 1.3.3

The Miami-Dade County Public Schools Facilities Work Program will be evaluated on an annual basis to ensure that the level of service standards will continue to be achieved and maintained throughout the planning period.

Policy 1.3.4

The adopted LOS for public education facilities shall be maintained as stated in Policy 1.2.1 of this Element.

Policy 1.3.5

The adopted LOS shall be applied consistently by Miami-Dade County, Miami-Dade County Public Schools and all parties of the Interlocal Agreement to all schools of the same type.

Policy 1.3.6

The City shall support the adoption and application of appropriate funding mechanisms by Miami-Dade County and Miami-Dade County Public Schools in order to assure the fiscal resources to maintain acceptable levels of service. Such funding mechanisms may include special tax districts, municipal taxing service units, local option taxes, user fees, local gas tax, general obligation bonds, impact fees, special purpose authorities, and others as appropriate and feasible.

Policy 1.3.7

The provision of infrastructure subject to LOS standards, as it relates to public school concurrency and facility planning, will be done through a process which integrates the City's comprehensive plan, the County's comprehensive plan, and Miami-Dade County Public Schools' functional plans, capital improvements programming, budgeting and financial planning.

CITY OF MIAMI SPRINGS CAPITAL IMPROVEMENT PLAN (5 YEARS)							
	SOURCE OF FUNDING	2012-13	2013-2014	2014-2015	2015-2016	2016-2017	Totals
GOLF COURSE							
Maintenance Equipment	Revenues	100,000	100,000	100,000	100,000	100,000	500,000
Cart Barn	Revenues	-	100,000	100,000	100,000		300,000
T-Boxes	Revenues	200,000					200,000
Renovate restrooms	Revenues	50,000			-		50,000
RECREATION							
Marcite Pool	Reserves	250,000					250,000
Pool Lighting Project	Reserves	35,000					35,000
Premier Fence at Prince Field	Revenues		30,000				30,000
Replace Water Fountains at Parks	Revenues	15,000					15,000
Replace Playground Surface at Prince/Pdove	Revenues	6,000			10,000		16,000
Replace Bleacher at Prince with Shade Structure	Revenues			80,000			80,000
Replace Mounds at Prince Field	Revenues	3,400			3,400		6,800
Irrigation on Ball Fields	Revenues	20,000					20,000
Bleachers at Stafford Park (Soccer Field)	Revenues	60,000					60,000
Shade Structures at Stafford for new and existing	Revenues		80,000				80,000
Replace Vita Course at Stafford Park	Revenues		75,000				75,000
Repave Vita Course Track	Revenues		30,000				30,000
Vita Course Lighs	Revenues			165,000			165,000
5 Tier bleachers for Community Center	Revenues			16,000			16,000
Replace Heater at Pool	Revenues	50,000					50,000
Replace Sand Pro	Revenues	20,000					20,000
Laser Grade and Clay to Ballfields	Revenues	25,000			30,000		55,000
New Park Benches, Trash Receptacles and Picnic	Revenues	40,000					40,000
Replace Water Fountains at all Parks	Revenues	15,000					15,000
Re-sod Prince and Stafford Fields	Revenues			150,000	150,000		300,000
Re-Paint Concession Stands at Stafford and PD	Revenues			15,000	15,000		30,000
Replace Playground at Prince Field	Revenues				100,000		100,000
Resurface and Repaint Gym Floor w/ City Logo	Revenues			20,000			20,000
Resurface Gym Floor	Revenues	5,000		5,000		5,000	15,000
Replace Playground at Peavy Dove	Revenues				50,000		50,000
Replace Sand Pro	Revenues				10,000		10,000
Tables/Trash Receptacles at Dog Park and Tennis	Revenues	7,500					7,500
							-
TOTAL GENERAL FUND		901,900	415,000	651,000	568,400	105,000	2,641,300
ELDERLY SERVICES							
Bldg Addition & Replacement of Sliding Glass Walls	Revenues			280,000			280,000
TOTAL SENIOR CENTER		-	-	280,000	-	-	280,000
ROAD AND TRANSPORTATION							
streetlight improvements	CITT Funds	100,000	100,000	100,000	100,000	115,000	515,000
street/sidewalk milling and resurfacing	CITT Funds	60,000	60,000	60,000	60,000	70,000	310,000
TOTAL ROAD & TRANS.		160,000	160,000	160,000			825,000
STORMWATER							
drainage/pump station improvements	Grant/Revenues	300,000	300,000	300,000	-	-	900,000
TOTAL ENTERPRISE FUNDS		300,000	300,000	300,000	-	-	900,000
TOTAL ALL FUNDS		1,361,900	875,000	1,391,000	568,400	105,000	4,646,300

PUBLIC SCHOOL FACILITIES ELEMENT

GOAL 1 **DEVELOP, OPERATE, AND MAINTAIN A SYSTEM OF PUBLIC EDUCATION BY MIAMI-DADE COUNTY PUBLIC SCHOOLS IN COOPERATION WITH THE COUNTY, LOCAL GOVERNMENTS, AND OTHER APPROPRIATE GOVERNMENTAL AGENCIES, WHICH WILL STRIVE TO IMPROVE THE QUALITY AND QUANTITY OF PUBLIC EDUCATIONAL FACILITIES AVAILABLE TO THE CITIZENRY OF MIAMI-DADE COUNTY, FLORIDA.**

Objective 1.1 *The City shall work in conjunction with Miami-Dade County Public Schools towards the reduction of the overcrowding which currently exists in the public school system, while striving to attain an optimum level of service pursuant to Objective 1.2. The City shall also coordinate with Miami-Dade County Public Schools and other appropriate agencies to provide additional solutions to overcrowding so that countywide enrollment in Miami-Dade County's public schools will meet state requirements for class size by September 1, 2010.*

Policy 1.1.1

The City shall cooperate with Miami-Dade County Public Schools in its efforts to continue to provide new student stations through the Capital Outlay Program, in so far as funding is available.

Policy 1.1.2

The City shall collect impact fees from new development and redevelopment for transfer to Miami-Dade County Public Schools to offset the impacts of additional students on the capital facilities of the school system.

Policy 1.1.3

Miami Springs shall cooperate with Miami-Dade County Public Schools in its efforts to develop and implement alternative educational facilities, such as primary learning centers, which can be constructed on small parcels of land and relieve overcrowding at elementary schools, in so far as funding and rules permit.

Policy 1.1.4

The City shall cooperate with Miami-Dade County Public Schools in its efforts to provide public school facilities to the students of Miami-Dade County, which operate at optimum capacity, in so far as funding is available. Operational alternatives may be developed and implemented, where appropriate, which mitigate the impacts of overcrowding while maintaining the instructional integrity of the educational program.

Policy 1.1.5

The City shall cooperate with Miami-Dade County Public Schools in its efforts to maintain and/or improve the established level of service (LOS), for Public Educational Facilities, as established for the purposes of public school concurrency.

Policy 1.1.6

The Miami-Dade County School Board (School Board) comments shall be sought and considered on comprehensive plan amendments and other land use and zoning decisions which could impact the school district, in order to be consistent with the terms of the state mandated Public School Facilities Planning Interlocal Agreement pursuant to Sections 1013.33 and 163.31777, Florida Statutes.

Policy 1.1.7

The City shall coordinate, to the extent feasible, with Miami-Dade County Public Schools regarding the school district's capital improvement programming and student population projections. Capital Improvement programming by Miami-Dade County Public Schools should be based on future enrollment projections and demographic shifts and targeted to enhance the effectiveness of the learning environment. The future enrollment projections should utilize student population projections based on information produced by the demographic, revenue, and education estimating conferences pursuant to Section 216.136, Florida Statutes, where available, as modified by the School Board based on development data and agreement with the local governments, the State Office of Educational Facilities and the State SMART Schools Clearinghouse. The School Board may request adjustment to the estimating conferences' projections to reflect actual enrollment and development trends. In formulating such a request, the School Board will coordinate with Miami-Dade County and appropriate municipalities regarding development trends and future population projections.

Policy 1.1.8

The City shall support Miami-Dade County's policy to request that Miami-Dade County Public Schools should give priority to the Urban Infill Area (UIA) identified in Miami-Dade County's Comprehensive Development Master Plan (CDMP) Capital Improvements Element when allocating resources toward the attainment of the level of service objective for public educational facilities (Objective 1.2), followed by more recently developed and newly developing areas outside the UIA and within the Urban Development Boundary (UDB).

Policy 1.1.9

Miami Springs, through the Staff Working Group of the Amended and Restated Interlocal Agreement for Public School Facilities (Interlocal Agreement), shall coordinate with Miami-Dade County Public Schools, Miami-Dade County, and applicable cities to annually review the Public Education Facilities Element and school enrollment projections.

Objective 1.2 *The City shall coordinate new residential development with the future availability of public school facilities consistent with the adopted level of service standards for public school concurrency, to ensure the inclusion of those projects necessary to address existing deficiencies in the five-year schedule of capital improvements, and meet future needs based upon achieving and maintaining the adopted level of service standards throughout the planning period.*

Policy 1.2.1

The City shall amend its plan annually to adopt a new fifth year, updating the financially feasible public schools capital facilities program, coordinating the program with the 5-year school district facilities work plan, the plans of other local governments and as necessary, updates to the concurrency service area maps.

Policy 1.2.2

The adopted level of service (LOS) standard for all Miami-Dade County Public Schools' facilities is 100 percent utilization of Florida Inventory of School Houses (FISH) Capacity (With Relocatable Classrooms). This LOS standard, except for Magnet Schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by Miami-Dade County Public Schools. The adopted LOS standard for Magnet Schools is 100 percent of FISH (With Relocatable Classrooms), which shall be calculated on a district wide basis. Level of Service standards for public school facilities apply to those traditional educational facilities, owned and operated by Miami-Dade County Public Schools that are required to serve the residential development within their established Concurrency Service Area. Level of Service standards do not apply to charter schools. However, the capacity of both charter and magnet schools will be credited against the impact of development. No credit against the impact of development shall be given for either magnet or charter schools if their district wide enrollment is at, or above, 100 percent FISH capacity.

Policy 1.2.3

It is the goal of Miami-Dade County Public Schools, Miami-Dade County, and parties of the Amended and Restated Interlocal Agreement for Public

School Facilities Planning, including the City of Miami Springs, for all public school facilities to achieve 100 percent utilization of Permanent FISH (No Relocatable Classrooms) by January 1, 2018. To help achieve the desired 100 percent utilization of Permanent FISH by 2018, Miami-Dade County Public Schools should continue to decrease the number of relocatable classrooms over time. Public school facilities that achieve 100 percent utilization of Permanent FISH capacity should, to the extent possible, no longer utilize relocatable classrooms, except as an operational solution, such as to achieve the level of service standard during replacement, remodeling, renovation or expansion of a public school facility. By December 2010, Miami-Dade County in cooperation with Miami-Dade County Public Schools will assess the viability of modifying the adopted LOS standard to 100 percent utilization of Permanent FISH (No Relocatable Classrooms) for all CSAs.

Policy 1.2.4

In the event the adopted LOS standard in a CSA cannot be met as a result of a proposed development's impact, the development may proceed, provided at least one of the following conditions is met:

1. The development's impact can be shifted to one or more contiguous CSAs that have available capacity and is located, either in whole or in part, within the same Geographic Areas (Northwest, Northeast, Southwest, or Southeast, see Figure 1A through 1D) as the proposed development; or
2. The development's impact is mitigated, proportionate to the demand for public schools it created, through a combination of one or more appropriate proportionate share mitigation options, as defined in Section 163.3180 (13)(e) 1, Florida Statutes. The intent of these options is to provide for the mitigation of residential development impacts on public school facilities, guaranteed by a legal binding agreement, through mechanisms that include, one or more of the following: contribution of land; the construction, expansion, or payment for land acquisition or construction of a permanent public school facility; or, the creation of a mitigation bank based on the construction of a permanent public school facility in exchange for the right to sell capacity credits. The proportionate share mitigation agreement is subject to approval by Miami-Dade County School Board and Miami Springs City Council must be identified in the Miami-Dade County Public Schools Facilities Work Program.
3. The development's impacts are phased to occur when sufficient capacity will be available.
4. If none of the above conditions are met, the development shall not be approved.

Policy 1.2.5

Concurrency Service Areas (CSA) shall be delineated to:

1. Maximize capacity utilization of the facility;
2. Limit maximum travel times and reduce transportation costs;
3. Acknowledge the effect of court-approved desegregation plans;
4. Achieve socio-economic, racial, cultural and diversity objectives; and
5. Achieve other relevant objectives as determined by the School Board's policy on maximization of capacity. Periodic adjustments to the boundary or area of a CSA may be made by the School Board to achieve the above stated factors. Other potential amendments to the CSAs shall be considered annually at the Staff Working Group meeting to take place each year, no later than April 30 or October 31, consistent with Section 9 of the Amended and Restated Interlocal Agreement for Public School Facilities Planning.

Policy 1.2.6

The City through the implementation of the concurrency management system and Miami-Dade County Public School Facilities Work Program for educational facilities shall ensure that existing deficiencies are addressed and the capacity of schools is sufficient to support residential development at the adopted level of service (LOS) standards throughout the planning period in the five-year schedule of capital improvements.

Policy 1.2.7

Miami-Dade County Public Schools will provide the City with a copy of its Facilities Work Program annually, pursuant to the timeframes established in the Interlocal Agreement.

Policy 1.2.8

The Miami-Dade County Public Schools Facilities Work Program will be evaluated on an annual basis to ensure that the level of service standards will continue to be achieved and maintained throughout the planning period.

Policy 1.2.9

Miami-Dade County Public Schools shall coordinate with the City to annually update its Facilities Work Program to include existing and anticipated facilities for both the 5-year and long-term planning periods and to ensure that the adopted level of service standard including interim standards, will continue to be achieved and maintained. The City hereby adopts, by reference,

the *Miami-Dade County Public School Facilities Work Plan*, effective September 2009, authored by the Miami-Dade County Public School District and through its annual update to the Capital Improvements Schedule, will incorporate by reference the latest adopted version of the *Miami-Dade County Public Schools Facilities Work Program* and concurrency maps.

Objective 1.3 *The City shall assist Miami-Dade County Public Schools in obtaining suitable sites for the development and expansion of public education facilities.*

Policy 1.3.1

Miami Springs shall support the Miami-Dade County policy that Miami-Dade County Public Schools shall not purchase sites for schools nor build new schools outside of the Urban Development Boundary (UDB), and that new elementary schools constructed should be located at least 1/4 mile inside the UDB; new middle schools should be located at least 1/2 mile inside the UDB, and; new senior high schools should be located at least one mile inside the UDB. In substantially developed areas of the County where suitable sites in full conformance with the foregoing are not available and a site or portion of a site for a new school must encroach closer to the UDB, the majority of the site should conform with the foregoing location criteria and the principal school buildings and entrances should be placed as far as functionally practical from the UDB. The same criteria of this paragraph that apply to public schools also pertain to private schools.

Policy 1.3.2

In the selection of sites for future educational facility development, the City encourages Miami-Dade County Public Schools to consider whether a school is in close proximity to residential areas and is in a location that would provide a logical focal point for community activities.

Policy 1.3.3

The City encourages, where possible, Miami-Dade County Public Schools to seek sites that are adjacent to existing or planned public recreation areas, community centers, libraries, or other compatible civic uses for the purpose of encouraging joint use facilities or the creation of logical focal points for community activity.

Policy 1.3.4

Miami Springs acknowledges and concurs that, when selecting a site, Miami-Dade County Public Schools will consider whether the site meets the minimum size criteria as recommended by the State Department of Education or as determined to be necessary for an effective educational environment.

Policy 1.3.5

When considering a site for possible use as an educational facility, Miami-Dade County Public Schools should review the adequacy and proximity of other public facilities and services necessary to the site such as roadway access, transportation, fire flow and potable water, sanitary sewers, drainage, solid waste, police and fire services, and means by which to assure safe access to schools, including sidewalks, bicycle paths, turn lanes, and signalization. The City shall cooperate with Miami-Dade County Public Schools in this review, as appropriate.

Policy 1.3.6

When considering a site for possible use as an educational facility, Miami-Dade County Public Schools should consider whether the present and projected surrounding land uses are compatible with the operation of an educational facility. The City shall cooperate with Miami-Dade County Public Schools in this land use compatibility analysis, as appropriate.

Policy 1.3.7

The City shall encourage and cooperate with Miami-Dade County Public Schools in its effort for public school siting reviews to help accomplish the objectives and policies of this element and other elements of the comprehensive plan. The City shall cooperate with Miami-Dade County Public Schools to establish provisions for a scoping or pre-application meeting as part of the educational facilities review process, if determined to be warranted.

Policy 1.3.8

Miami Springs shall continue to cooperate with Miami-Dade County Public Schools in utilizing Miami-Dade County Public Schools facilities as emergency shelters during emergency situations.

Policy 1.3.9

In furtherance of Objective 1.3 and its associated policies, the City shall encourage Miami-Dade County Public Schools to submit proposed site plans for public school facilities in the City of Miami Springs to the City for its review and comment.

Policy 1.3.10

Maps indicating the current and future public school and ancillary facility locations over the planning period (2009 through 2014) shall be included and updated as need in the Future Land Use Element data and analysis.

Objective 1.4 *Miami-Dade County and other appropriate agencies and municipalities, will strive to improve security and safety for students and staff.*

Policy 1.4.1

The City shall continue to cooperate with Miami-Dade County Public Schools to develop and/or implement programs and policies designed to reduce the incidence of violence, weapons and vandalism on school campuses. Further the City shall encourage the design of facilities. which do not encourage criminal behavior and provide clear sight lines from the street.

Policy 1.4.2

The City shall continue to cooperate with Miami-Dade County Public Schools to develop and/or implement programs and policies designed to reduce the number of incidents related to hazardous conditions as reported by the Environmental Protection Agency (EPA), the fire marshal, the State Department of Education (DOE), and other appropriate sources.

Policy 1.4.3

Miami Springs shall continue to cooperate with Miami-Dade County Public Schools to provide for the availability of alternative programs for at-risk students at appropriate public educational facilities.

Policy 1.4.4

The City shall coordinate with Miami-Dade County Public Schools and municipalities to provide for pedestrian and traffic safety in the area of schools, and signalization for educational facilities.

Policy 1.4.5

The City shall coordinate with Miami-Dade County Public Schools' Division of School Police and other law enforcement agencies, where appropriate, to improve and provide for a secure learning environment in the public schools and their vicinity.

Objective 1.5 *The City shall continue to develop programs and opportunities to bring the schools and community closer together.*

Policy 1.5.1

Miami Springs shall cooperate with Miami-Dade County Public Schools in its efforts to provide "full service" schools, parent resource centers, adult and community schools and programs as appropriate.

Policy 1.5.2

Miami Springs shall cooperate with Miami-Dade County Public Schools in its efforts to continue to provide opportunities for community and business leaders to serve on committees and task forces, which relate to the development of improved provision of public educational facilities.

Policy 1.5.3

The City shall cooperate with Miami-Dade County Public Schools to continue to work with the development industry to encourage partnerships in the provision of sites and educational facilities including early childhood centers.

Policy 1.5.4

The City shall cooperate with Miami-Dade County Public Schools through agreement with appropriate agencies to increase medical, psychological, and social services for children and their families as appropriate. The City shall cooperate with Miami-Dade County Public Schools in its efforts to continue to enhance effectiveness of the learning environment.

Objective 1.6 *The City shall cooperate with Miami-Dade County Public Schools in its efforts to continue to enhance effectiveness of the learning environment.*

Policy 1.6.1

The City shall encourage Miami-Dade County Public Schools to continue the design and construction of educational facilities that create the perception of feeling welcome, secure and positive about the students' school environment and experiences.

Policy 1.6.2

Miami Springs shall encourage Miami-Dade County Public Schools to continue to design and construct facilities that better provide student access to technology designed to improve learning, such as updated media centers and science laboratories.

Policy 1.6.3

The City shall encourage Miami-Dade County Public Schools to continue to improve existing educational facilities, in so far as funding is available, through renovation and expansion to better accommodate increasing enrollment, new educational programs and other activities, both curricular and extra-curricular. The City in conjunction with Miami-Dade County School Board, Miami-Dade County, and other appropriate jurisdictions shall establish

and implement mechanisms for on-going coordination and communication, to ensure the adequate provision of public educational facilities.

Objective 1.7 *The City in conjunction with Miami-Dade County School Board, Miami-Dade County, and other appropriate jurisdictions shall establish and implement mechanisms for on-going coordination and communication, to ensure the adequate provision of public educational facilities.*

Policy 1.7.1

The City shall coordinate and cooperate with Miami-Dade County Public Schools, Miami-Dade County, the state, municipalities and other appropriate agencies to develop or modify rules and regulations in order to simplify and expedite proposed new educational facility developments and renovations.

Policy 1.7.2

The location of future educational facilities should occur where capacity of other public facilities and services is available to accommodate the infrastructure needs of the educational facility; as such, the City shall encourage Miami-Dade County Schools to plan new facilities in such locations.

Policy 1.7.3

Miami-Dade County Public Schools should coordinate school capital improvement plans with the planned capital improvement projects of other County and municipal agencies, including the City of Miami Springs.

Policy 1.7.4

The City and Miami-Dade County shall cooperate with Miami-Dade County Public Schools in its efforts to ensure that they are not obligated to pay for off-site infrastructure in excess of their fair share of the costs.

Policy 1.7.5

The City and Miami-Dade County Public Schools shall periodically review the Educational Facilities Impact Fee Ordinance in an effort to ensure that the full eligible capital costs associated with the development of public school capacity (new schools and expansion of existing ones) are identified when updating the impact fee structure. Pursuant to the terms of the state mandated Interlocal Agreement, the County and School Board shall annually review the Ordinance, its formula, the Educational Facilities Impact Fee methodology and technical report, in order to make recommendations for revisions to the Board of County Commissioners.

Policy 1.7.6

Miami Springs and Miami-Dade County Public Schools shall annually review the Public Education Facilities Element and the City shall make amendments, as necessary.

Policy 1.7.7

The City shall coordinate with Miami-Dade County Public Schools in formalizing criteria for appropriate sharing of responsibility for required off-site facility improvements attributable to construction of new public schools or expansion of existing ones. The criteria should be prepared prior to the next full review of the School Impact Fee Ordinance.

Policy 1.7.8

The City shall coordinate with Miami-Dade County Public Schools, Miami-Dade County, and appropriate local governments and agencies to eliminate infrastructure deficiencies surrounding existing school sites.

Policy 1.7.9

The City shall coordinate efforts with Miami-Dade County Public Schools and Miami-Dade County to ensure the availability of adequate sites for required educational facilities.

Policy 1.7.10

The City in conjunction with Miami-Dade County Public Schools and Miami-Dade County shall coordinate the appropriate roles and responsibilities of affected governmental jurisdictions in ensuring the timely, orderly and efficient provision of adequate educational facilities.

Policy 1.7.11

Miami Springs shall consider the infrastructure needs of new, planned or expanded educational facilities when formulating and implementing its own capital improvement plans.

MONITORING AND EVALUATION PROGRAM

This section will outline the procedures for the monitoring and evaluating of the Public Education Facilities Element and its implementation.

Monitoring Requirements

The primary mechanism to monitor progress in achieving the objectives and policies in this Element is the collection and update of appropriate baseline data. Further, as required by the State Requirements for Educational Facilities, at least once every five years the School Board shall arrange for an educational plant survey to be conducted. This plant survey will include data regarding existing facilities and a five year projection of student Population.

The written report from this survey shall include the following:

1. Inventory – An inventory of existing ancillary and educational plants and auxiliary facilities.
2. Student Population – An analysis of past and projected student population.
3. Capital Outlay – An analysis of expenditures and projected capital outlay funds.
4. Facilities – Statements of proposed types of facilities, grade structure, and list student capacity.
5. Funding – A proposed funding plan.

The information obtained from the educational plant survey will be used to generally monitor the progress of the objectives and policies contained in the Public Education Facilities Element and will provide specific indicators for Objective 1.1 and Objective 1.4.

The enforcement or adoption of interlocal agreements shall be explored as a means to help implement components of the Public Education Facilities Element, and to coordinate the efficient provision of public educational facilities. The performance of any agreements related to objectives of this element will be monitored as they are set in place.

Objective 1.1 policies relating to the maintenance and improvement of specific level of service (LOS) for public educational facilities, as specified in the Educational Facilities Impact Fee Ordinance, shall be reviewed annually. Each year, Miami-Dade County Public Schools will compare the official enrollment of the school system with the number of student stations available to determine the current operating LOS.

Objective 1.2 shall be measured through an annual review of the latest adopted Miami-Dade County Public Schools Facility Work Program to determine if the adopted concurrency level of service standard is being achieved. The number of development orders approved, those disapproved and those that have achieved LOS standards through mitigation options will also be reviewed.

Objective 1.3 shall be monitored through the Miami-Dade County Public Schools' annual inventory and assessment of School Board owned property. The number of new sites shall be reported annually and in the full review period reported in the EAR.

Objective 1.4 shall be monitored through the review and analysis of the statistics relating to school safety, as compiled annually, by Miami-Dade County Public Schools' Division of Police. A review and analysis of new and existing reactive and proactive safety and crime prevention programs will also be conducted on an annual basis.

Objective 1.5 shall be monitored by Miami-Dade County Public Schools by reporting and reviewing the progress and number of new and existing community oriented programs, including an enrollment analysis, by age and ethnicity, of adult, community and vocational programs.

Objective 1.6 shall be monitored by Miami-Dade County Public Schools by reporting the number of educational facility enhancements such as media centers, art/music suite, and science laboratories.

Objective 1.7 shall be addressed by implementing and tracking the development of appropriate mechanisms, including interlocal agreements and coordination efforts, which serve to expedite the provision or enhancement of public educational facilities.

Monitoring methods may be added or deleted as circumstances and criteria evolve. Any significant modifications to the monitoring process will be dealt with, as appropriate, through the comprehensive plan amendment process.

Evaluation

Available data regarding the various public educational facilities will be used to assess progress on specific objectives. In order to evaluate the level of service being provided, student capacity totals will be reviewed in comparison to student enrollment to determine the status of the current level of service being provided. Similarly, performance in terms of achieving other objectives can also be analyzed by tracking the number of completed capital projects, as well as the development and implementation of other programs associated with each objective. Results of these calculations and measures will be analyzed and changing circumstances and opportunities will be considered.

Any actions, changes or modifications to the Goal, Objectives, and Policies will be explained in accordance with the results of this process of continued monitoring and evaluation. Any necessary changes will be made through the comprehensive plan amendment process.

Future Conditions Maps

Consistent with Section 163.3177(12)(g), Florida Statutes, maps showing existing and future conditions are included in the element. A map series (Figures 1A through 1D) has been included, which indicates the location of public schools and ancillary facilities over the planning period (2009 through 2014). Public schools are depicted using four areas of Miami-Dade County that are generally equivalent to the proposed Educational Impact Fee Benefit District. Figures 1A through 1D indicate the current public school and ancillary facility locations and the location of public school and ancillary facilities anticipated by December 31, 2014. Map locations of future public school facilities are general and do not prescribe a land use on a particular parcel of land.

**Figure 1A - Proposed, Existing, and Ancillary Educational Facilities
Located in the Northwest Area - 2009-2014**

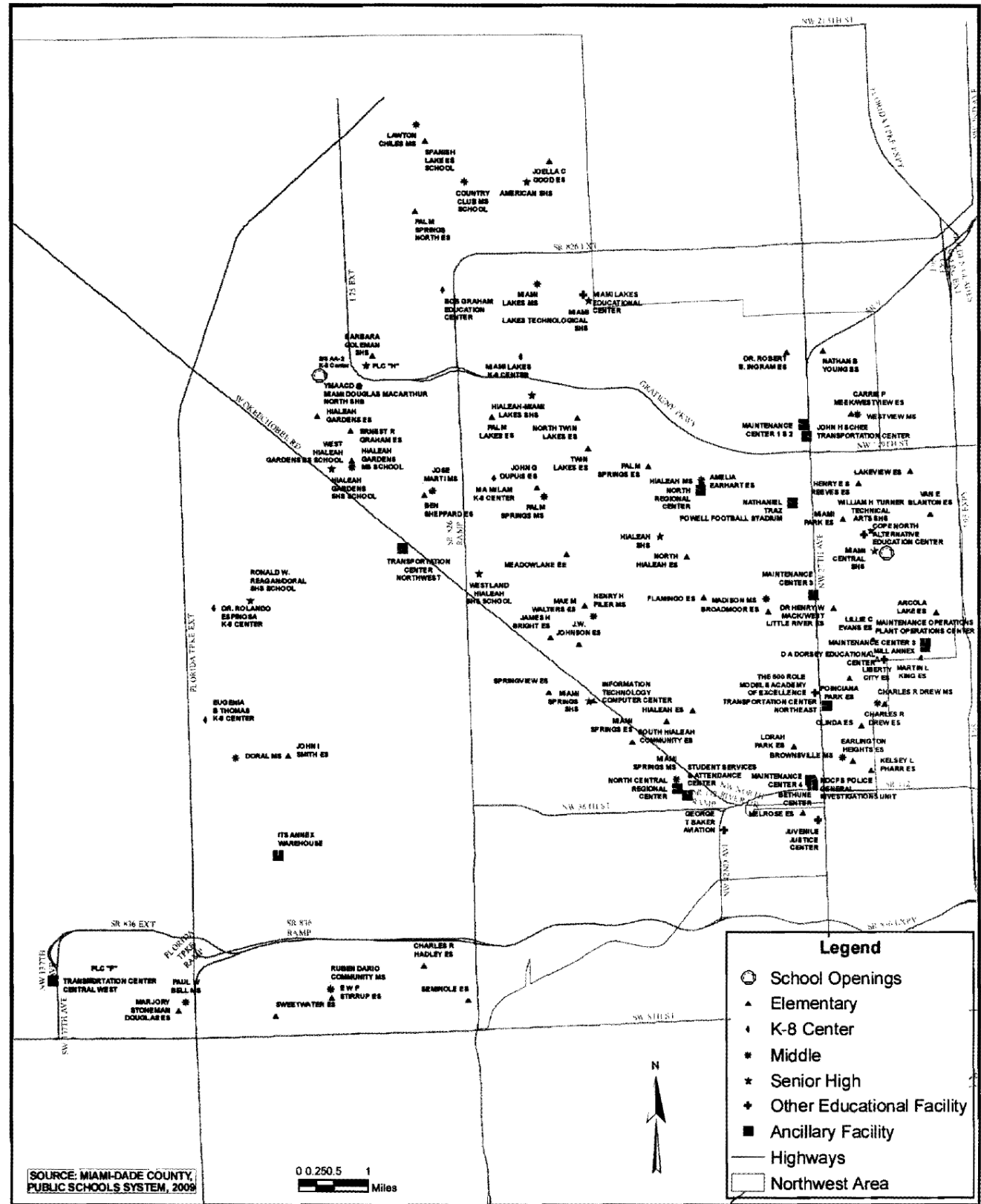
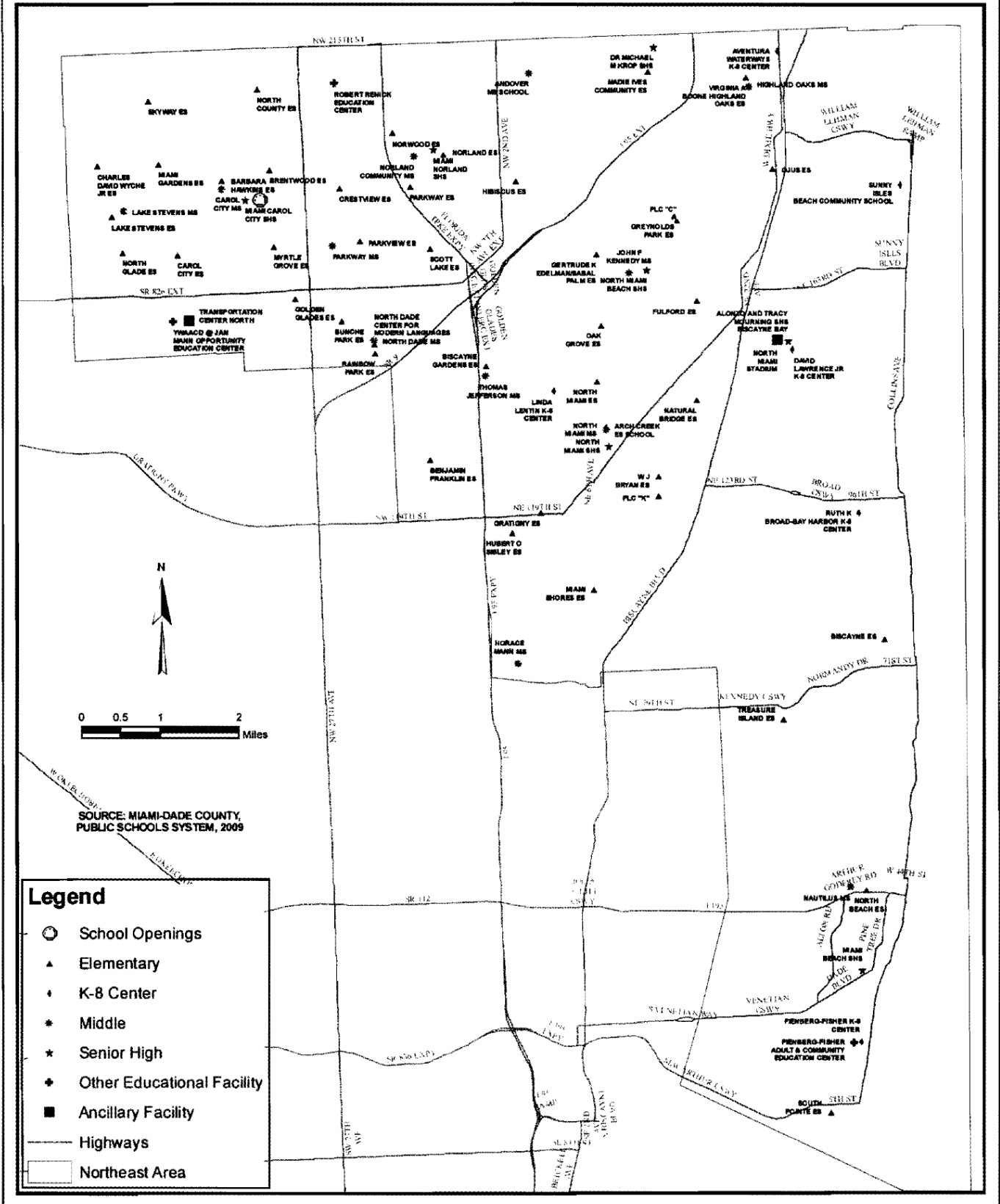
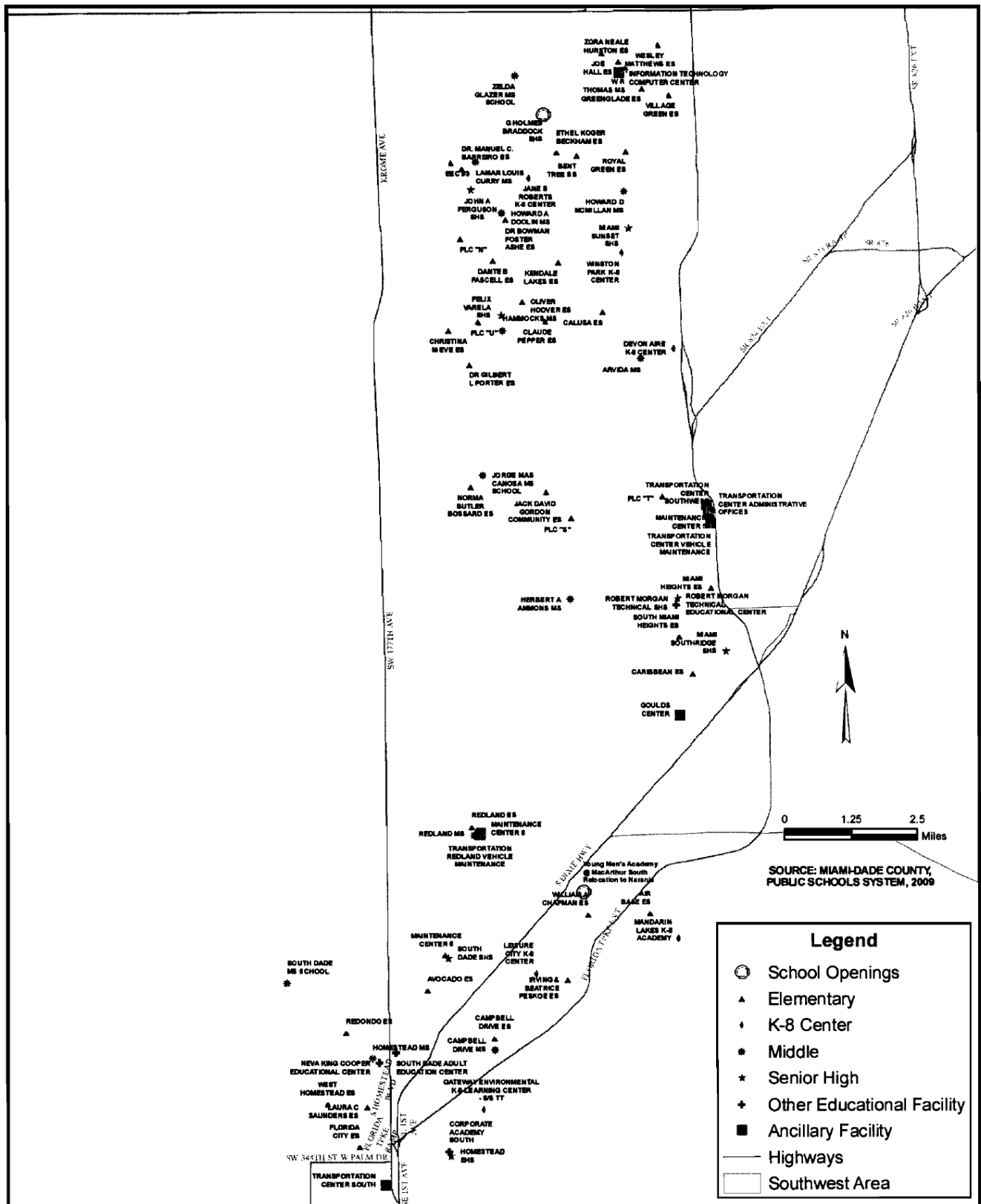


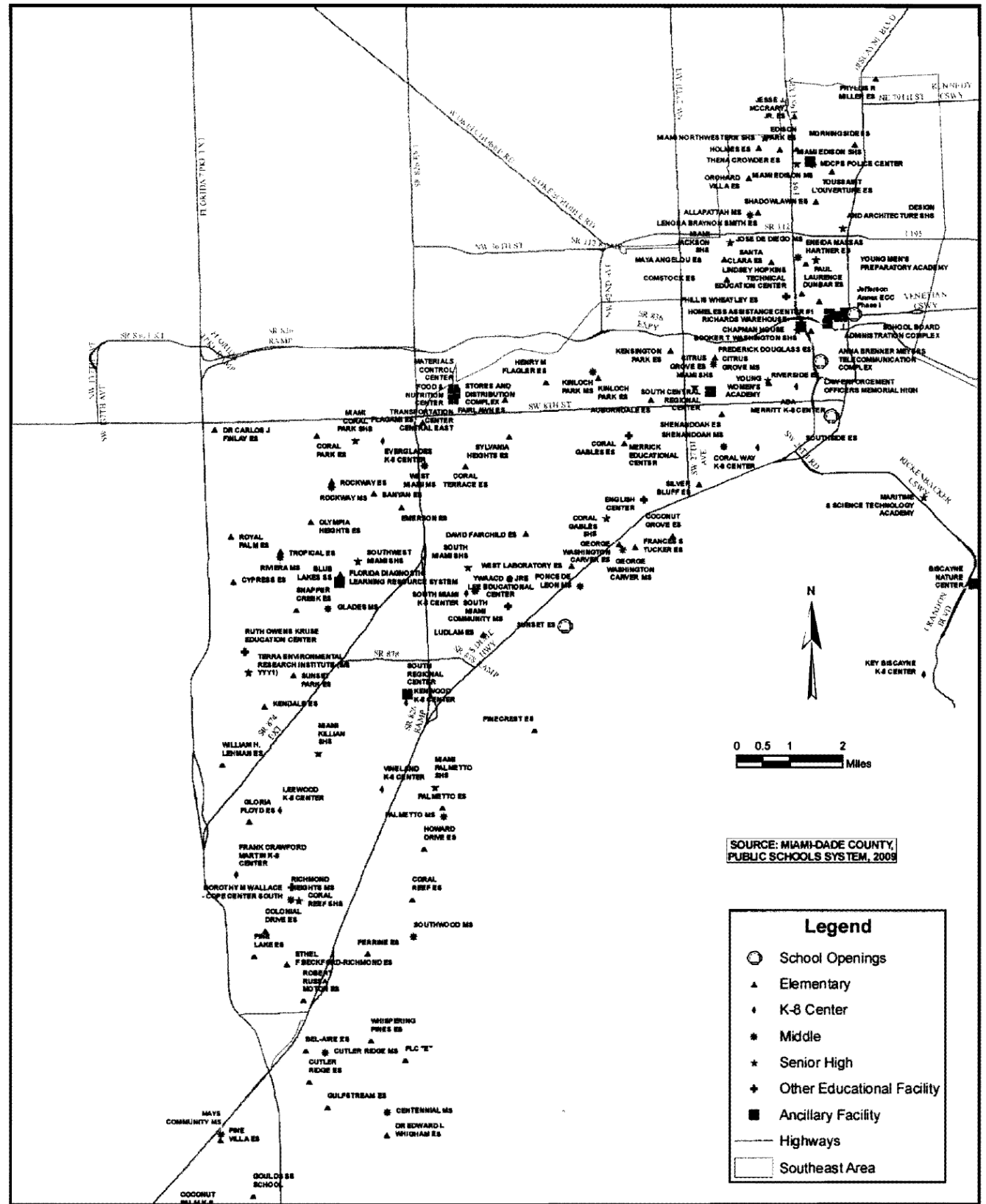
Figure 1B - Proposed, Existing, and Ancillary Educational Facilities Located in the Northeast Area - 2009-2014



**Figure 1C - Proposed, Existing, and Ancillary Educational Facilities
Located in the Southwest Area - 2009-2014**



**Figure 1D - Proposed, Existing, and Ancillary Educational Facilities
Located in the Southeast Area - 2009-2014**



Maps For
City of Miami Springs
Comprehensive Plan
Goals, Objectives and Policies

Figure 1.1

City of Miami Springs 2021 Future Land Use Map

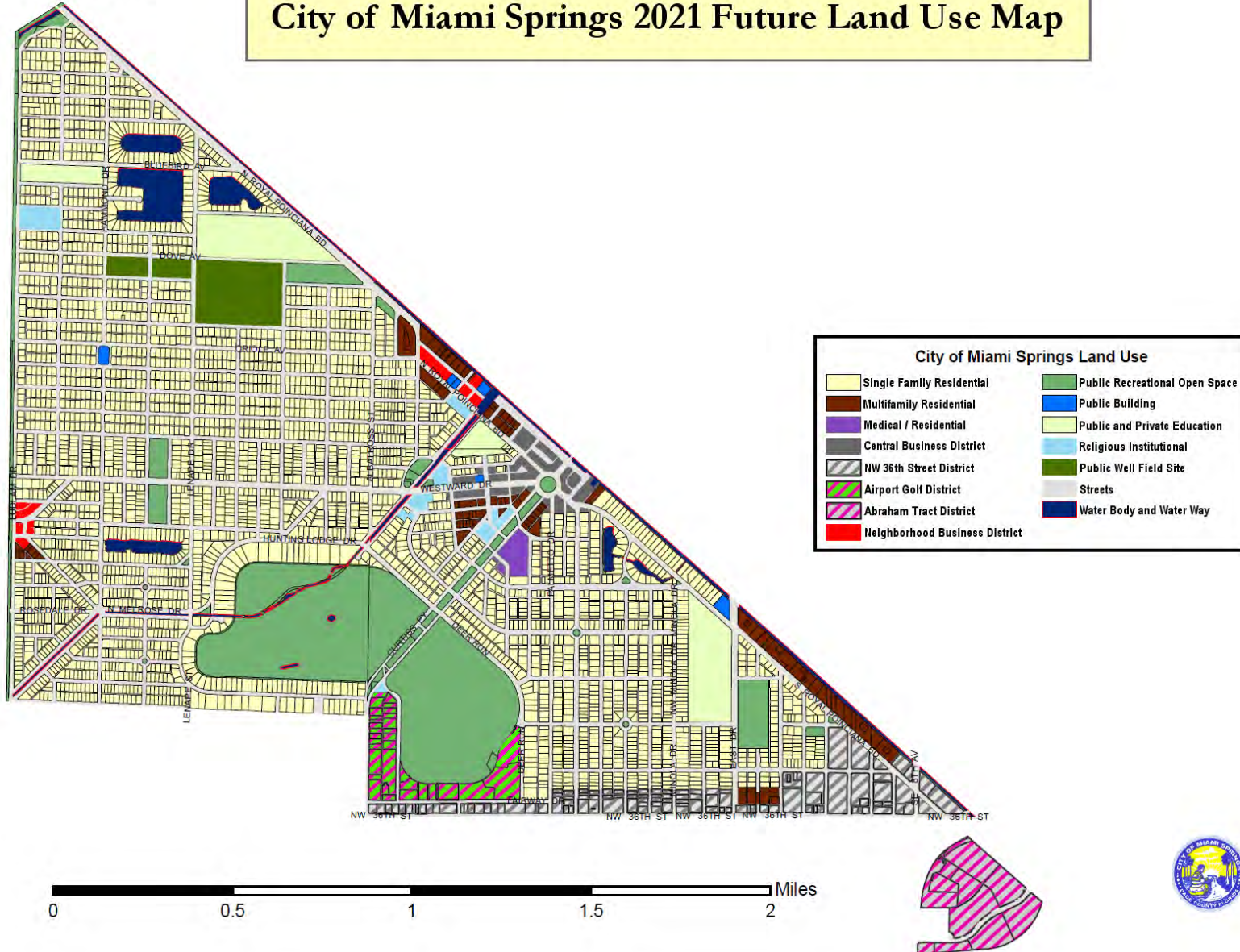
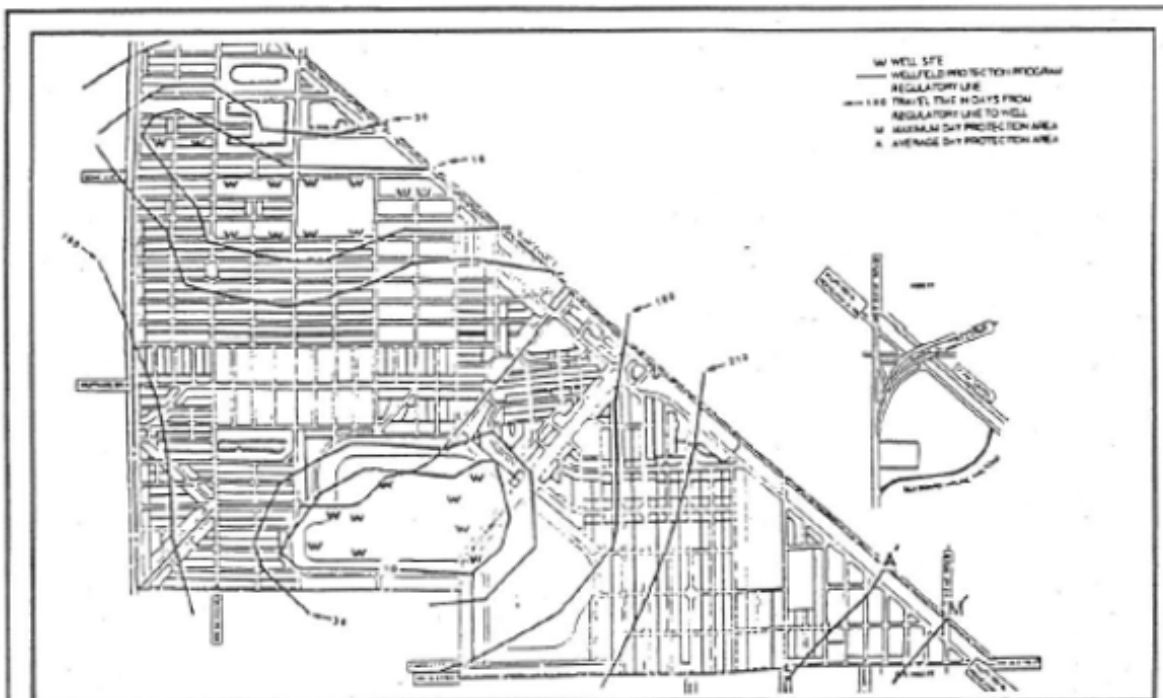


Figure 1.2: Wellfield Protection Areas Map



Wellfield Protection Areas Based on Miami-Dade County Wellfield Protection Ordinance Nos. 08-44, 08-45 and 08-47; Adopted April 24, 2008



Wellfield Protection Areas as shown in Miami-Dade County Comprehensive Development Master Plan Adopted April 24, 2008



FIGURE 1.3
EXISTING LAND USE MAP
Rivers, Bays, Lakes, Floodplain
Harbors and Wetlands



RIVERS, BAYS, LAKES: 1) BASIN; 2) BASS LAKE
3) FEC CANAL; 4) LAKE LOUISE; 5) MIAMI RIVER
CANAL; 6) SOUTH BASS LAKE; 7) UNNAMED WATER
BODY; 8) UNNAMED WATER BODY; 9) UNNAMED
WATER BODY; 10) SOUTH SIDE CANAL.



FLOODPLAINS: FLOODPLAINS ARE DEPICTED AS FLO-
ZONES FROM THE FEMA RATE MAPS. THE FEMA LEGEN
IS SHOWN BELOW.

HARBORS AND WETLANDS: THERE ARE NO HARBO
OR KNOWN WETLANDS OF SIGNIFICANT SIZE IN MIAMI
SPRINGS.

LEGEND



**SPECIAL FLOOD HAZARD AREAS INUNDATED
BY 100-YEAR FLOOD**

- ZONE A** Areas with flood conditions determined.
- ZONE AE** Areas with flood conditions determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of
landings, levees, flood protection structures).
- ZONE AO** Flood depths of 1 to 5 feet (usually areas
of landings, levees, flood protection structures). For areas of
landings, levees, flood protection structures.
- ZONE A99** To be protected from 100-year flood by
floodproofing or design system under
construction or 100% flood protection deter-
mined.
- ZONE V** Coastal flood risk (usually areas of
landings, levees, flood protection structures).
- ZONE VE** Coastal flood risk (usually areas of
landings, levees, flood protection structures).



FLOODWAY AREAS IN ZONE AE



OTHER FLOOD AREAS

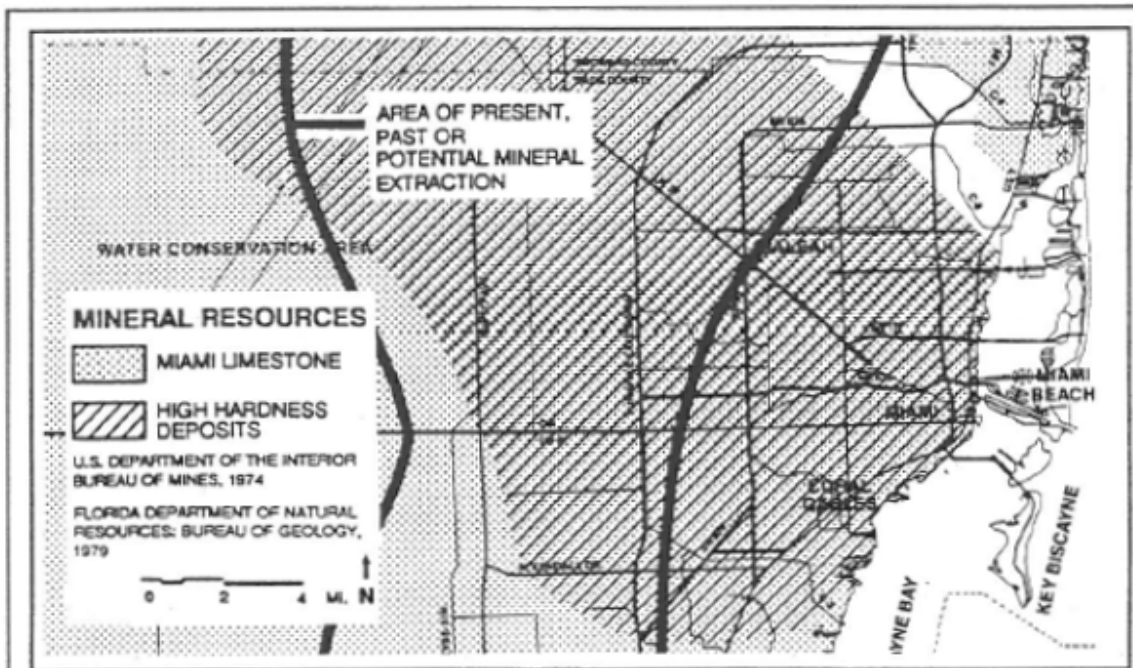
- ZONE A** Areas of 100-year flood, areas of 100-year
flood, areas of 100-year flood, areas of 100-year
flood, areas of 100-year flood, areas of 100-year
flood, areas of 100-year flood, areas of 100-year
flood.

OTHER AREAS

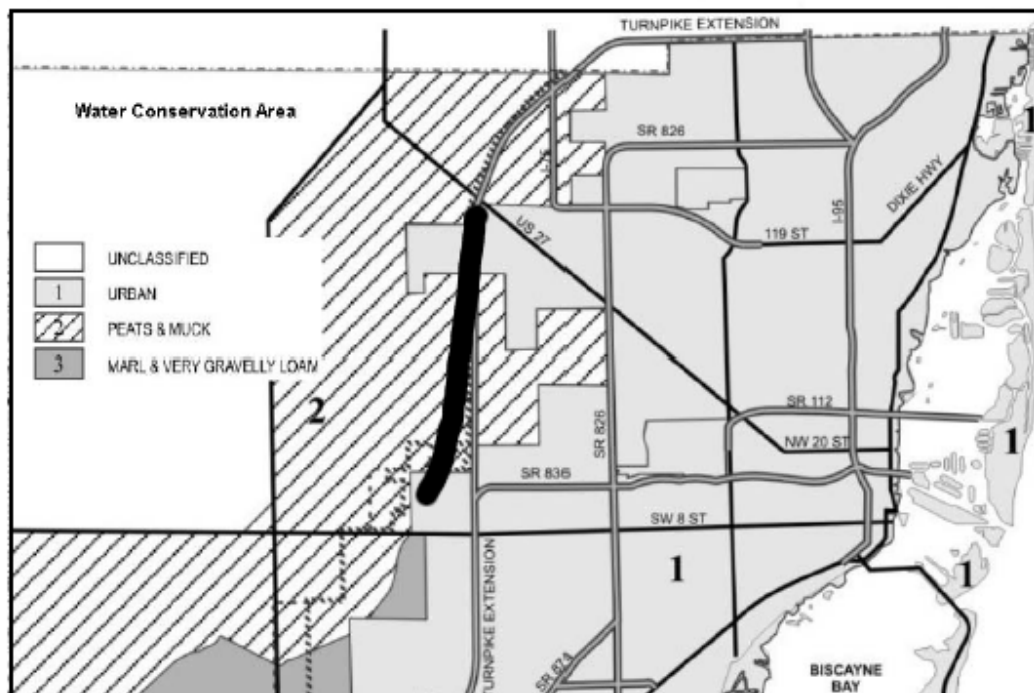


- ZONE C** Areas of 100-year flood, areas of 100-year
flood, areas of 100-year flood, areas of 100-year
flood, areas of 100-year flood, areas of 100-year
flood.
- ZONE D** Areas of 100-year flood, areas of 100-year
flood, areas of 100-year flood, areas of 100-year
flood, areas of 100-year flood, areas of 100-year
flood.

Figure 1.4: Minerals and Soils Maps



Mineral Resources as shown on Miami-Dade County Comprehensive Development Master Plan Adopted April 24, 2008



General Soils as shown on Miami-Dade County Comprehensive Development Master Plan Adopted April 24, 2008

Miami Springs Existing Land Use Map 2006

Figure 1.5

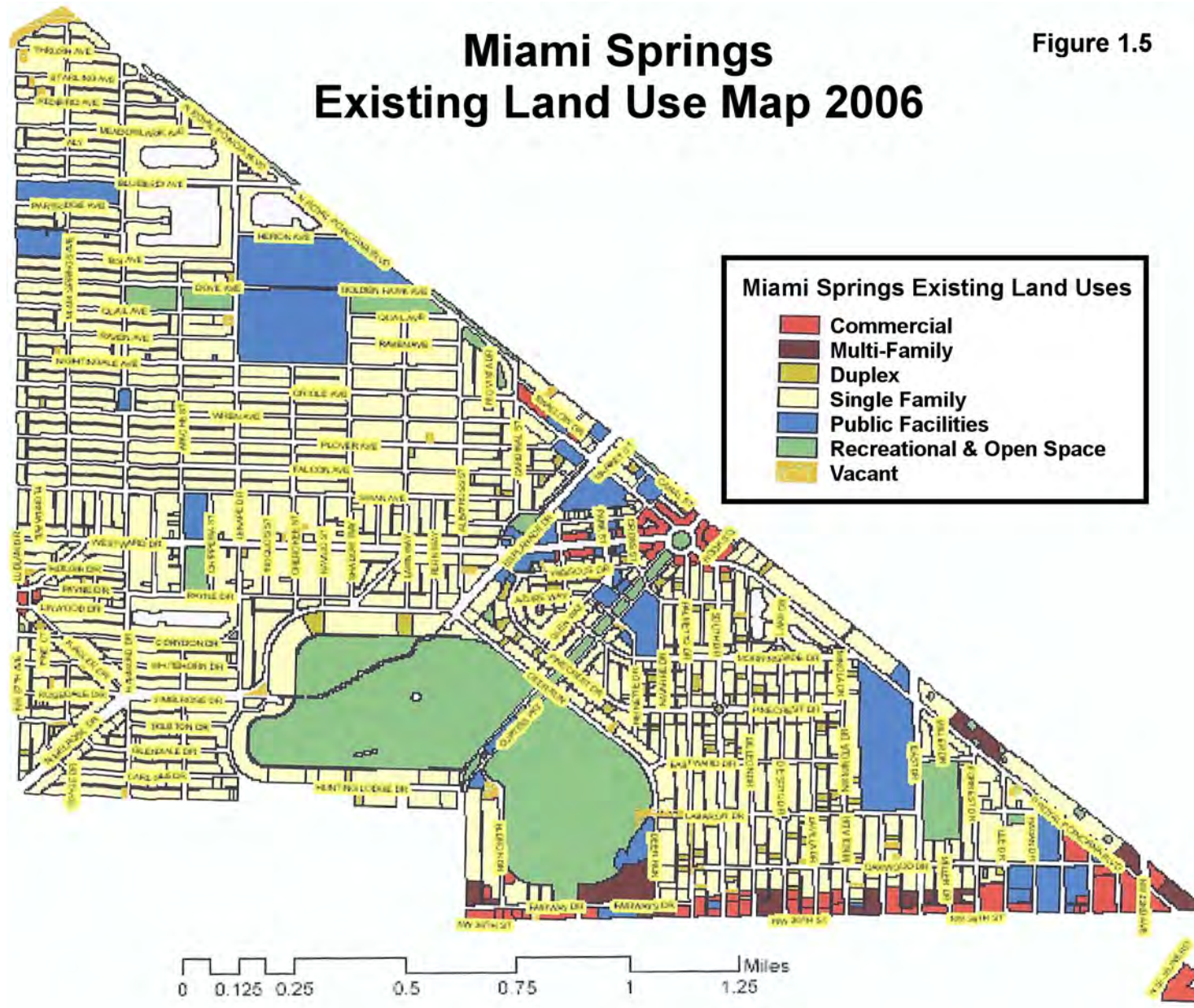


Figure 2.1
FUTURE TRANSPORTATION MAP
 ROAD SYSTEM, BICYCLE SYSTEM, RAIL LINES,
 PROJECTED PEAK HOUR LEVELS of SERVICE
See Table 2.1 for Projected Peak Hour Level of Service

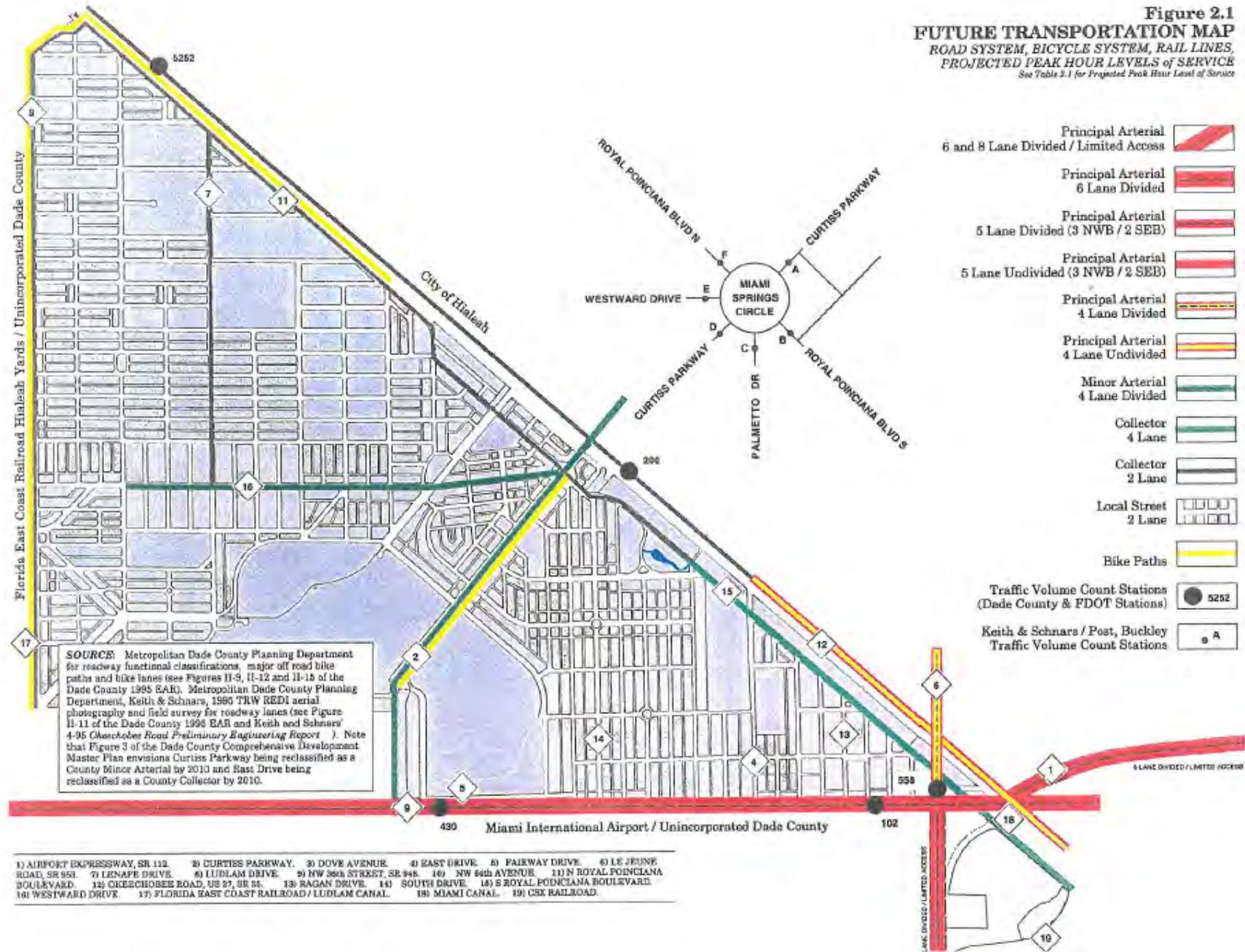


Figure 2.2

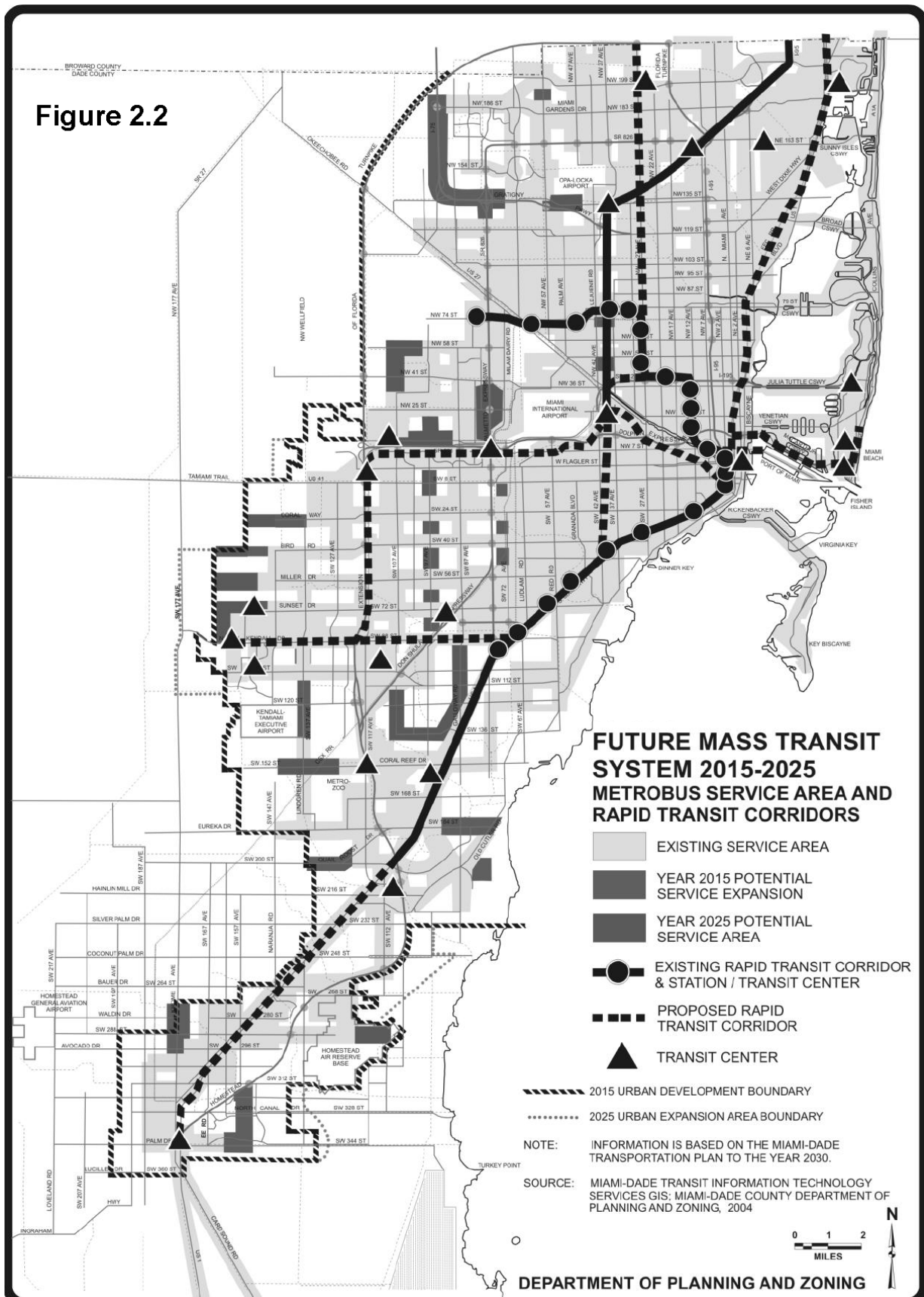


Figure 2.3

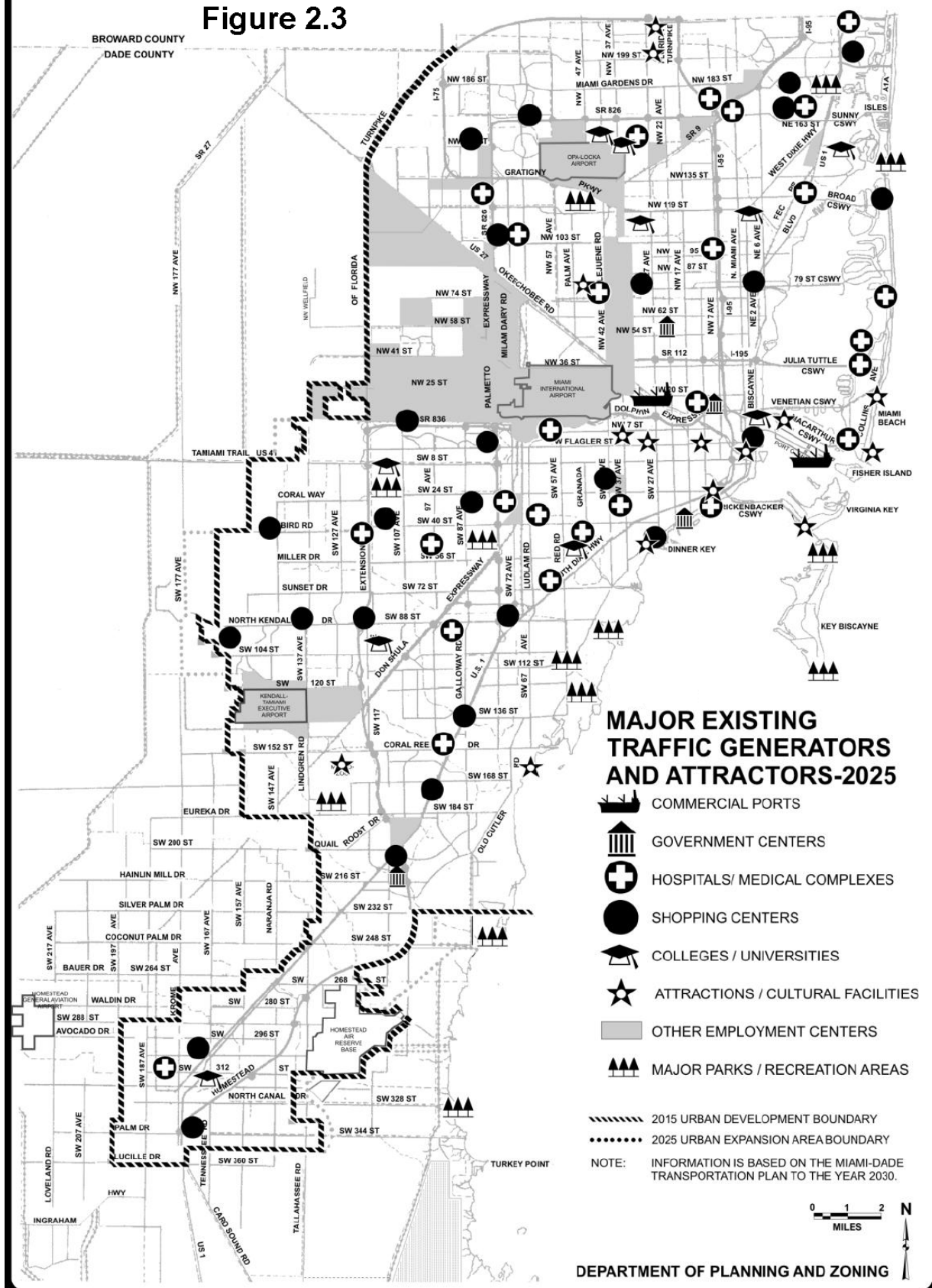
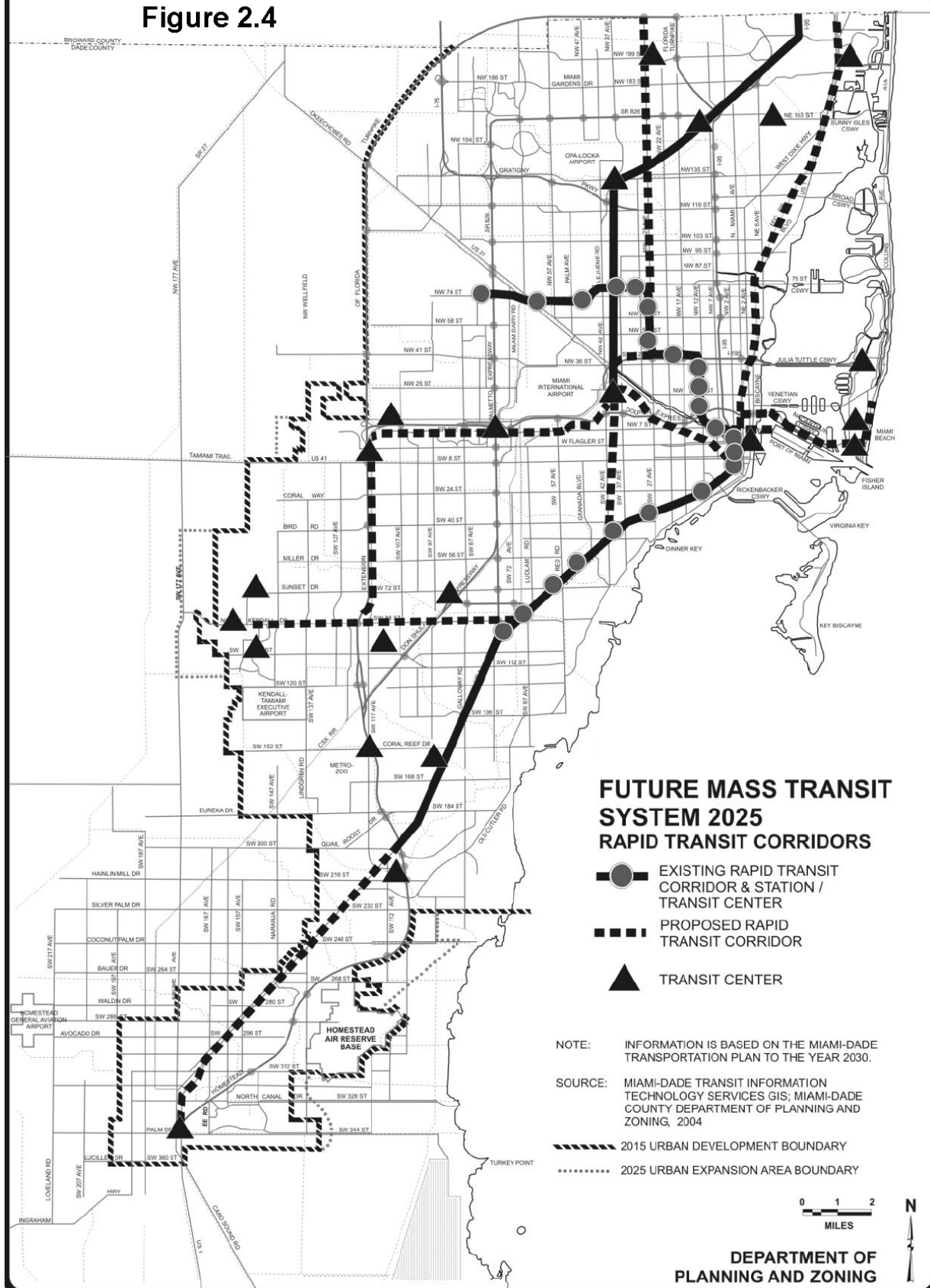
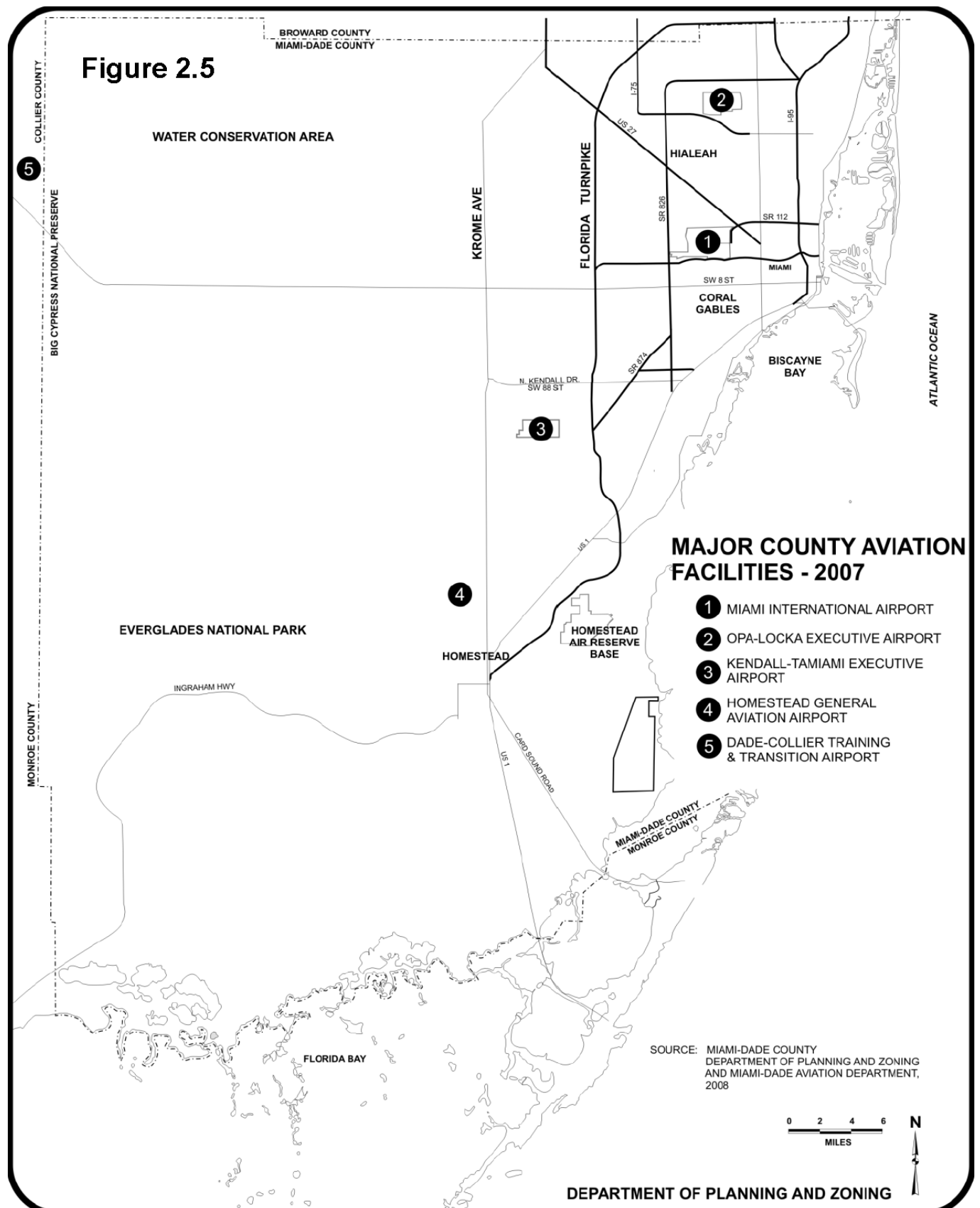


Figure 2.4





ORDINANCE NO. ____ - 2018

AN ORDINANCE OF THE CITY OF MIAMI SPRINGS, FLORIDA, AMENDING CHAPTER 150 OF THE CITY'S CODE OF ORDINANCES BY CREATING SECTION 150.070.1, "MIAMI SPRINGS OVERLAY GATEWAY DISTRICT"; PROVIDING FOR REGULATIONS CONSISTENT WITH THE CITY OF MIAMI SPRINGS COMPREHENSIVE PLAN; PROVIDING FOR IMPLEMENTATION; PROVIDING OF INCORPORATION INTO THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, for many years, various aspects of a principal entrance into the City of Miami Springs (the "City")—the gateway to and from the City of Hialeah—have not met community standards; and

WHEREAS, enhanced buildings, landscaping, signage, architecture and other design standards and building regulations have been and continue to be needed to ensure an attractive and viable physical environment to retain and attract economic development and avoid unintended consequences resulting from current regulations; and

WHEREAS, pursuant to Chapter 163, Florida Statutes, the City has amended its Comprehensive Plan and Future Land Use Map to create of an overlay district, called the "Miami Springs Gateway Overlay District" (the "Gateway District") which establishes an area *within* the Central Business District ("CBD") land use category, that calls for enhanced buildings, landscaping, signage, architecture and other design standards and building regulations, in furtherance of achieving the aforementioned goals; and

WHEREAS, to effectuate the goals and implement the policies of the City's Comprehensive Plan associated with the Gateway District, zoning regulations are required; and

WHEREAS, the City Council hereby finds that the adoption of this Ordinance is in the best interest and welfare of the residents of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, AS FOLLOWS: ¹

Section 1. Recitals. The above-stated recitals are hereby confirmed, adopted and incorporated herein and made a part hereof by this reference.

Section 2. Amending Chapter 150 of the City Code. The Code of Ordinances of the City of Miami Springs, Florida, is hereby amended by as follows:

CHAPTER 150 – ZONING CODE

* * *

ARTICLE VII. BUSINESS DISTRICT

* * *

Sec. 150-070.1. – Miami Springs Gateway Overlay District

- (A) Purpose. The purpose of the Miami Springs Gateway Overlay District ("Gateway District"), located within the Central Business District for the area abutting and/or adjacent to the outgoing/incoming vehicular bridges to/from the City of Hialeah, as identified in the City's Future Land Use Map and herein, is to facilitate placemaking by enhancing neighborhood character and authenticity through participatory design and identifying projects such architecturally significant buildings, entrance features, art in public places, improved landscaping and signage, traffic calming features, and promotion of the City's history. The foregoing will further the goals, objectives, and policies of the Central Business District, which are to foster a suburban downtown that satisfy the business, service, dining, and

¹ Coding: Strikethrough words are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicted with double-strikethrough and double underline.

entertainment needs of the community's residents, as further detailed in the City's Comprehensive Plan and Section 150.070 of the City Code.

- (B) Boundary. As identified in the City's Future Land Use Map, the Gateway District shall be defined as that area bounded by Canal Street, the alley southeast of Hook Square, South Royal Poinciana Boulevard, North Royal Poinciana Boulevard and Nahkoda Drive. More specifically this area includes: Lots 24-26 Block 86; Tract A, Block 85; Tract B, Block 85; Tract C, Block 85; Lot 9, Block 85; Lots 1-2, Block 66; Lot 6, Block 66; Lot 7, Block 66; Lot 8, Block 66 and Track G; Lots 10, 12-14 And Tracks E and F; Lot 16, Block 66; Track D, Block 66; Lots 21-22, Block 66; Lots 31-34, Block 66; Lots 28-30, Block 66; Lot 27, Block 66; Tract C, Block 66; and Lots 21-22, Block 66. For reference, the area is identified below.



- (C) Design Standards. The City desires for new and existing buildings within the Gateway District to become more aesthetically pleasing, have architectural elements that highlight the City's history, facilitate pedestrian activity and walkability, and assist in traffic calming. As opposed to a mandate, the City desires to accomplish these objectives through incentives in development standards that will encourage property owners to improve their respective properties in a manner that results in cohesive building design and features throughout the Gateway District. The standards are as follows:

1. Building height limitations. In keeping with the applicable requirement of the CBD, the maximum building height shall be no more than forty (40) feet and no more than three (3) stories. Rooftops may be activated provided that no vertical construction exceeds the height restrictions stated herein.

2. Setbacks. The setbacks in the CBD shall remain in effect for the Gateway District, except as follows:
 - a. All buildings shall be built to the front property line, but the first floor shall be recessed _____ feet, so as to facilitate expanded sidewalks or arcade for increased pedestrian activity; and
 - b. No rear yard setback is required.
3. Uses. The uses in the CBD shall remain in effect for the Gateway District, except that hotels shall be prohibited in the Gateway District. Additionally, first floor uses along road rights of way shall be limited to retail. Direct access to such uses and full storefront windows are encouraged.
4. Architectural design. It is required that all new site development, structures, buildings, remodelings and renovations show proper architectural design concepts and be appropriate to their surroundings. All new construction and remodeling and renovation of existing buildings and structures within the Gateway District shall:
 - a. exhibit elements of the Pueblo/Mission Revival architectural design standard. Examples of these styles will be available through the Office of the City Planner;
 - b. be designed in such a manner as to create, improve, or connect pedestrian amenities in the subject property and surrounding area, giving specific consideration to such things as, without limitation, linkages in/between/among circulation patterns, relationships to architectural and urban design features, relationships to public and private spaces, and accessibility, usability and coordination with adjacent properties;
 - c. to the extent possible, install awnings or eyebrows for portions of the project that abut City sidewalks;
 - d. be installed underground all on-site utilities. Large transformers shall be placed on the ground within pad amounts, enclosures or vaults;

e. provide adequate landscaping to screen all aboveground facilities.

5. Floor Area Limitations. All buildings within the Gateway District shall be limited to a floor area ratio (F.A.R.) of 1.0, in keeping with the limitation of the CBD, except that properties may be developed/redeveloped up to an F.A.R. of 1.7 through the satisfaction of the creative excellence standards established in this section.

6. Creative Excellence Standards. For a property to take advantage of a project F.A.R. in excess of 1.0 as referenced in subsection 3 herein, a development or redevelopment project must incorporate a combination elements from the Creative Excellence categories provided below, which shall be demonstrated by the property owner at the time of initial site plan review. Notwithstanding the cumulative value of the Creative Excellence elements, no project may exceed an F.A.R. of 1.7. No single element may be counted towards the satisfaction of more than one standard. The schedule of Creative Excellence elements for projects in the Gateway District are as follows:

<u>Category</u>	<u>Creative Excellence Element</u>	<u>Amount of F.A.R.</u> <u>(up to specified</u> <u>amount</u> <u>depending on</u> <u>degree of</u> <u>compliance)</u>
<u>A. Site Planning and Design</u>	a. <u>Art in public places—Durable creations that can be original works of art design specifically for the site including, but not be limited to, sculptures, murals, monuments, frescoes, fountains, paintings, stained glass, or ceramics and may include architectural designs, components or structures. The "art work" medium can include, but not be limited to, glass, steel, bronze, wood, stone and concrete. For purposes of the art program, "art work" does not include the following: (1) directional elements, such as signage or graphics; (2) objects that are mass-produced in a standard design; or (3) landscape</u>	<u>0.2</u>

	<p><u>gardening, unless substantially comprising durable elements defined as "art work" under this section. The art shall be place in an exterior area on the property subject to the development or on public property within the Gateway District, which is easily accessible or clearly visible to the general public from adjacent public property such as a street or other public thoroughfare or sidewalk. At a minimum, the art work shall cost one percent of total construction cost as indicated on the Building Permit or \$25,000.00 whichever is greater. The design and placement of the art in subject to approval by the City during site plan review. This element may be satisfied with a decorative water features—Considering movement, sound, reflection, recreation, cooling effect, architectural effect, coordination with plaza or other special place, public-private transition, visual impact, and relation to overall project design. In the alternative, a property may elect to pay the City an amount equal to the value of the art that meets this element in lieu of art on the property, which the City shall use for public art and beautification improvements.</u></p>	
	<p><u>b. Community Entry Feature—A thematic architectural or landscape design elements that incorporate a special landmark feature or public art to identify the community, representative of the City character. The Feature shall be subject to approval by the City.</u></p>	0.20
	<p><u>c. Directional Signage—A thematic, permanent sign incorporated into a right of way feature that orients pedestrians and drivers to facilities and other points of interest. The design of the signage will be subject to approval by the City.</u></p>	0.20
<u>C. Improvements: Rights-of-Way and On-Site Public Spaces</u>	<p><u>a. Alley improvements—Resurfacing and lighting in accordance with the specifications as established by the City Engineer. Includes the placement of all utility lines, transformers and related equipment underground and/or in vaults</u></p>	0.2
	<p><u>b. Right of Way improvements – improvements to crosswalks, sidewalks, canal banks, curbing, landscaping islands and other</u></p>	0.2
	<p><u>c. Installation of trolley stops/bus shelter on the subject property or neighboring property</u></p>	0.15

<u>D. Site Improvements</u>	a. <u>Lighting—Installation of decorative lighting (any combination building, landscape and site lighting)</u>	0.1
	c. <u>Landscape maturity—This bonus applies to landscaping that is a minimum 50% bigger than minimum standards for onsite plantings.</u>	0.2
	d. <u>Street trees, grates and irrigation—Landscaping on the public right-of-way shall occur for the entire street frontage of the property and shade trees shall be planted no further apart than 30 feet on center. Palms shall not be counted towards this elements.</u>	0.1

(D) *Parking Requirements.* The CBD parking requirements as provided in Section 150.070(E)(1-3) shall apply to the Gateway District, including, without limitation, the grandfathering of provided parking, if any, for existing buildings and current uses. Additionally, because of the uniqueness of the buildings, configuration of parcels, and road network in the Gateway District, the minimum parking space requirements and design for new construction or alterations to existing structures that expand occupiable space, shall be determined on a case-by-case basis. The City Planner shall have the authority to establish parking requirements for alterations and new construction by counting a combination on-site and on-street parking and other elements identified below. For any on-street parking space(s) counted towards the satisfaction of a property's requirement, or any spaces otherwise waived as a result of one of the factors listed below, a fee shall be paid to the City for each such parking space, in an amount set from time to time by approved resolution of the City Council. The funds shall be used to fund parking and wayfinding improvements in the Gateway District and the CBD. In determining the parking requirements for non-grandfathered properties, the following shall be considered:

1. availability of on-site parking;
2. availability of on-street parking;
3. provision of bicycle parking;
4. distance to, or inclusion of, bus and trolley stops;
5. internal capture of peak traffic trips as a result of mix of uses;
6. distance to public parking; and
7. walking accessibility of the site.

All on-site parking shall be appropriately landscape to provide visual relief and, to the extent possible, shade.

* * *

Section 3. Implementation. The City Manager, City Clerk, and City Attorney are hereby authorized and directed to implement the provisions of this Ordinance and to take any and all necessary administrative actions as may be appropriate by their position to execute the purpose of this Ordinance.

Section 4. Incorporation into the Code. The provisions of this Ordinance, to the extent appropriate, shall become and be made a part of the Code of Ordinances of the City of Miami Springs. The City Clerk is authorized to take all actions necessary to incorporate the provisions of this Ordinance into the Code of Ordinances, including, but not limited to, renumbering or relettering sections and to change and that the word “ordinance” may be changes to “section,” “article,” or such other appropriate word or phrase in order to accomplish such intention.

Section 5. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 6. Conflicts. All ordinances or parts of ordinances, resolution or parts of resolutions, in conflict herewith, are repealed to the extent of such conflict.

Section 7. Effective Date. This Ordinance shall become effective immediately upon adoption.

PASSED ON FIRST READING this ____ day of June, 2018, on a motion made by _____ and seconded by _____.

PASSED AND ADOPTED ON SECOND READING this ____ day of _____, 2018, on a motion made by _____ and seconded by _____.

Vice Mayor Mara Zapata	_____
Councilwoman Bob Best	_____
Councilwoman Maria Mitchell	_____
Councilman Jaime Petralanda	_____
Mayor Billy Bain	_____

BILLY BAIN, MAYOR

ATTEST:

ERIKA GONZALEZ-SANTAMARIA, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF MIAMI SPRINGS ONLY:


WEISS, SEROTA, HELFMAN, COLE & BIERMAN, P.L.
CITY ATTORNEY



AGENDA MEMORANDUM

Meeting Date: 06/11/2018

To: The Honorable Mayor and Members of the City Council

From: William Alonso, City Manager 

Subject: Request for an extension of the agreement with Meridian Mgmt. LLC.

The City and Meridian Mgt, LLC. (Meridian) executed a settlement agreement dated December 21, 2011 which has been amended a number of times since then. The last amendment expired December 21, 2017. Meridian has requested an extension to December 21, 2019.

The settlement agreement dealt with giving Meridian exclusive rights to billboards in the annexation area in the event annexation was approved.

Meridian has agreed that in exchange for this extension, they will cover the costs to the City for any advertising and mailing campaigns related to the November 2018 annexation election. During 2017, Meridian reimbursed the City for approx. \$23,000 in costs for the new annexation application the City had to file. Meridian also reimbursed the City \$3,920 during 2013 for annexation related costs.

Staff recommends approval of the extension.

FOURTH AMENDMENT TO SETTLEMENT AGREEMENT BETWEEN
CITY OF MIAMI SPRINGS AND MERIDIAN MGMT, LLC

THIS Fourth Amendment to Settlement Agreement ("Amendment") is entered into this ____ day of June, 2018, by and between MERIDIAN MGMT, LLC, ("Meridian"), a Florida limited liability company, its successors and assigns, whose address is c/o Wade F. Johnson, Jr., 4255 Tidewater Dr., Orlando, FL 32812 and the CITY OF MIAMI SPRINGS, a Florida municipal corporation, whose address is 201 Westward Dr., Miami Springs, FL 33166 ("City") and the parties hereto agree to amend the Settlement Agreement between Meridian and the City dated December 21, 2011, as amended by an Amendment dated December 18, 2014, and an Amendment dated October 28, 2015, and an Amendment dated December 21, 2016, ("Agreement"), as follows:

1. The term of the Agreement shall be extended and shall now terminate on December 31, 2019. In the event that the City has submitted all items needed for an annexation application and is waiting for Miami-Dade County to make a determination on that application, the Agreement shall be extended beyond December 31, 2019, until a final decision is reached by Miami-Dade County on the City's annexation application, except that such extension shall not be for more than an additional year. If Miami-Dade County rejects the City's annexation application, then the Agreement will terminate. If Miami-Dade County accepts the City's annexation application, the Agreement shall continue in force for its provisions to be implemented by Meridian and the City.
2. Meridian understands that the City is producing promotional information pieces in favor of annexation to be distributed to the residents of Miami Springs prior to the November, 2018, election and that there will be costs to the City associated with this public relations effort. Meridian agrees to pay for these promotional pieces subject to review of those expenses by Meridian with the City. Meridian agrees that, if Meridian chooses not to approve any such expenses, the City may discontinue its annexation efforts and the Agreement will become null and void.
3. In the event of a conflict between the terms of the Agreement and this Amendment, the terms of this Amendment shall prevail.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date written above.

Witness

MERIDIAN MGMT, LLC

By:

Wade F. Johnson, Jr., Manager

(Please Print or Type Name)

CITY OF MIAMI SPRINGS

ATTEST:

Erika Gonzalez-Santamaria
City Clerk

By:

William Alonso
City Manager

By:

Daniel A. Espino
City Attorney

THIRD AMENDMENT TO SETTLEMENT AGREEMENT BETWEEN
CITY OF MIAMI SPRINGS AND MERIDIAN MGMT, LLC

THIS Third Amendment to Settlement Agreement ("Amendment") is entered into this 19th day of December, 2016, by and between MERIDIAN MGMT, LLC, ("Meridian"), a Florida limited liability company, its successors and assigns, whose address is c/o Wade F. Johnson, Jr., 4255 Tidewater Dr., Orlando, FL 32812 and the CITY OF MIAMI SPRINGS, a Florida municipal corporation, whose address is 201 Westward Dr., Miami Springs, FL 33166 ("City") and the parties hereto agree to amend the Settlement Agreement between Meridian and the City dated December 21, 2011, as amended by an Amendment dated December 18, 2014, and an Amendment dated October 28, 2015, ("Agreement"), as follows:

1. The term of the Agreement shall be extended for one year and shall now terminate on December 21, 2017. In the event that the City has submitted all items needed for an annexation application and is waiting for Miami-Dade County to make a determination on that application, the Agreement shall be extended beyond December 21, 2017, until a final decision is reached by Miami-Dade County on the City's annexation application, except that such extension shall not be for more than an additional year. If Miami-Dade County rejects the City's annexation application, then the Agreement will terminate. If Miami-Dade County accepts the City's annexation application, the Agreement shall continue in force for its provisions to be implemented by Meridian and the City.
2. Meridian understands that the City will be required to resubmit an application for annexation to Miami-Dade County and that there will be costs to the City associated with that application. Meridian agrees to pay the application process expenses incurred by the City, subject to review of those expenses by Meridian with the City. Meridian agrees that, if Meridian chooses not to approve any such expenses, the City may discontinue its annexation efforts and the Agreement will become null and void.
3. In the event of a conflict between the terms of the Agreement and this Amendment, the terms of this Amendment shall prevail.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date written above.

Witness

Kendall Johnson
Kendall Johnson
(Please Print or Type Name)

MERIDIAN MGMT, LLC

By: Wade F. Johnson, Jr.
Wade F. Johnson, Jr., Manager

ATTEST:

Erika Gonzalez-Sanchez
Erika Gonzalez-Sanchez
City Clerk



CITY OF MIAMI SPRINGS

By: William Alonso
William Alonso
City Manager

By: Jan K. Seiden
Jan K. Seiden
City Attorney